

Guide Price:
£335,000

£325,000

Garnham
H Bewley

76 The Glades, East Grinstead



- Terraced Family Home
- Two Double Bedrooms
- Bright & Spacious Lounge / Diner
- Stylishly Fitted Kitchen
- Tastefully Finished Four-Piece Bathroom
- New Boiler Installed in November 2025
- Private Rear Garden
- Quiet & Sought After Cul-De-Sac

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



76 The Glades, East Grinstead, West Sussex RH19 3XW

A beautifully presented and tastefully finished two-bedroom mid-terraced home, ideally situated on the ever-popular Worsted Farm Estate. This attractive property has been thoughtfully updated by the current owner and offers well-balanced accommodation, perfectly positioned for easy access to highly regarded primary and secondary schools, the scenic Forest Way bridle path, and within walking distance of East Grinstead's historic Tudor High Street.

The property opens directly into a spacious and inviting lounge/dining room, providing a versatile living and entertaining space with ample room for both seating and dining furniture. To the rear, the kitchen is well-appointed with a range of modern units and work surfaces, offering a practical and stylish environment for everyday cooking, with outlook and access to the garden.

Upstairs, the property features two well-proportioned bedrooms. The generous principal bedroom spans the width of the house and provides excellent space for wardrobes and additional furnishings, while the second bedroom is ideal as a guest room, nursery, or home office. The family bathroom is particularly well-equipped, featuring both a bath and a separate shower, and is finished to a high standard.

Externally, the property benefits from a private rear garden which enjoys a pleasant backdrop, backing directly onto woodland and offering a high degree of privacy—perfect for outdoor dining and relaxation. In addition, there is a garage en bloc providing valuable storage or off-road parking.

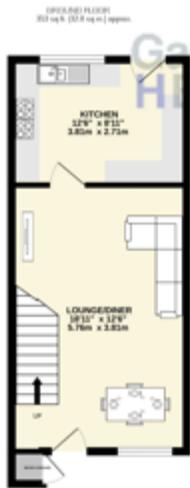
This charming home combines stylish, updated interiors with a highly convenient location, making it an excellent choice for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.



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Accommodation



76 THE GLADES - FLOORPLAN

TOTAL FLOOR AREA - 699 sq ft (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor:
Lounge / Diner:
12' 6" x 18' 11" (3.81m x 5.77m)

Kitchen:
12' 6" x 8' 11" (3.81m x 2.72m)

First Floor:
Master Bedroom:
12' 5" x 14' 2" (3.78m x 4.32m)

Bedroom Two:
7' 4" x 13' 8" (2.24m x 4.17m)

Bathroom:
4' 10" x 10' 9" (1.47m x 3.28m)



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Nearest Stations:

East Grinstead Station (1.2 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

Nearest Schools:

Sackville School (0.3 miles)

Estcots Primary School (0.4 miles)

Brambletye School (1.1 miles)

Blackwell Primary School (1.0 miles)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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