

Price:

£485,000

Garnham
H Bewley

20 Mindelheim Avenue, East Grinstead



- Detached Bungalow
- Three Bedrooms
- Bathroom & Separate WC
- Spacious Lounge / Diner
- South Facing Private Garden
- Garage & Driveway Parking
- Popular Family Estate
- No Onward Chain

For further information contact Garnham H Bewley:

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20 Mindelheim Avenue, East Grinstead, West Sussex RH19 3UU

Detached Three-Bedroom Bungalow with South-Facing Walled Garden, Detached Garage, Newly Decorated & No Onward Chain

Offered to the market with no onward chain, this attractive detached bungalow presents an excellent opportunity to acquire a spacious and versatile home in a peaceful, well-established residential area with bus connections. Extending to approximately 1,050 sq. ft., the property offers flexible single-storey accommodation that will appeal to a wide range of buyers, including families, professionals, downsizers and those seeking multi-generational living. Within the last 5 years the property has had a new front and back door, patio doors, fascia's and gutters and a new boiler. The accommodation is thoughtfully arranged around a welcoming entrance hall and includes a generous 15'10" lounge/dining room, providing an excellent space for both everyday living and entertaining. Large windows allow plenty of natural light to flood the room, while the adjoining dining area comfortably accommodates family meals and social gatherings. The separate fitted kitchen offers ample worktop and cupboard space, with direct access to the garden, making it ideal for outdoor dining during the warmer months. The bungalow offers three well-proportioned bedrooms, with the third bedroom providing excellent flexibility as a home office, study, nursery or guest bedroom to suit individual needs. A family bathroom, separate WC and several useful storage cupboards further enhance the practicality of the layout. Outside, the property continues to impress with a private south-facing rear walled garden, enjoying sunshine throughout much of the day and providing an ideal setting for relaxing, gardening or entertaining family and friends. Situated at the rear of the garden is a detached garage, which can be accessed directly from the garden. In front of the garage is a private driveway, offering convenient off-road parking, while the surrounding roads provide an abundance of unrestricted on-street parking for visitors and additional vehicles.

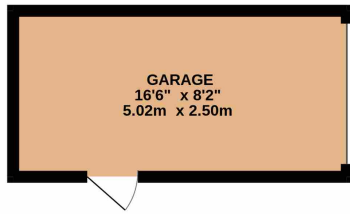
The location is one of the property's standout features. Positioned within a quiet, well-maintained neighbourhood, the bungalow enjoys a wonderfully peaceful setting while remaining conveniently close to local amenities. Beautiful countryside walks can be enjoyed through Ashplats Wood and East Court, both just a short stroll away, offering scenic woodland and open green spaces perfect for walking, running or simply enjoying the outdoors. Families will appreciate the selection of nearby schools, while the town centre and railway station are all within approximately a 30-minute walk, providing easy access to shopping, restaurants, leisure facilities and commuter links along with nearby bus stops. Combining spacious accommodation, a versatile floorplan, excellent parking, a detached garage and a sought-after location, this is a fantastic opportunity to purchase a detached bungalow with scope to enjoy immediately or personalise over time.



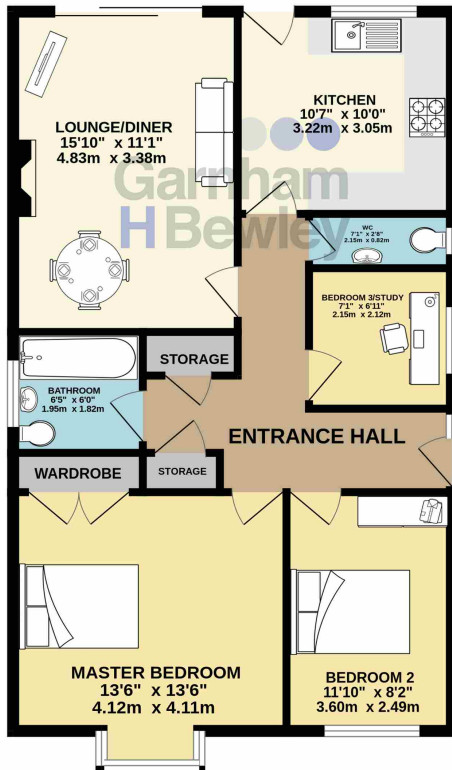
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Accommodation



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



Ground Floor

Entrance Hallway

Lounge / Diner

15' 10" x 11' 1" (4.83m x 3.38m)

Kitchen

10' 7" x 10' 0" (3.23m x 3.05m)

Master Bedroom

13' 6" x 13' 6" (4.11m x 4.11m)

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Bedroom Three

7' 1" x 6' 11" (2.16m x 2.11m)

Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

WC

7' 1" x 2' 8" (2.16m x 0.81m)

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

Driveway Parking

Walled Garden



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NEAREST TRAIN STATIONS

East Grinstead Station - 1.2 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.3 miles

NEAREST SCHOOLS

Sackville School - 0.4 miles

Estcots Primary School - 0.4 miles

Blackwell Primary School - 0.8 miles

Brambletye School - 1.4 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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