

Offers in Excess of:

£340,000

**Garnham
H Bewley**

14 Bramble Twitten, East Grinstead



- Three Bedrooms
- End Of Terrace
- Refitted Kitchen
- Lounge & Dining Room
- Family Bathroom
- Outbuilding
- Parking For Two Cars
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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



14 Bramble Twitten, East Grinstead, West Sussex RH19 3DX

A three-bedroom end-of-terrace home, tucked away in a quiet position on the ever-popular Estcots Estate, ideally located within easy walking distance of East Court Playing Fields, Estcots Primary School and Sackville Secondary School.

This attractive family home offers well-balanced accommodation throughout, beginning with a welcoming entrance hall leading to a stylish refitted kitchen. The kitchen has been thoughtfully designed and features a built-in oven, integrated microwave, four-ring gas hob, integrated slimline dishwasher, sink with drainer, generous work surfaces and a front-aspect window overlooking the front garden.

To the rear of the property is a bright and spacious living/dining room, creating an excellent space for both everyday family living and entertaining. Large window and a door opening directly onto the patio allow natural light to flood the room while providing seamless access to the rear garden.

The first floor comprises two generous double bedrooms, a single bedroom and a contemporary family bathroom fitted with a white suite. The property also offers excellent future potential, with scope for a loft conversion, subject to the necessary planning consents and building regulations.

Outside, the front garden is laid mainly to lawn with a pathway leading to the front entrance. The enclosed rear garden enjoys a patio seating area, an expanse of lawn and a substantial summer house, providing excellent versatility as a home office, gym, studio or hobbies room. A rear gate gives convenient access to private parking for two vehicles.

Offering a peaceful setting, excellent local schooling and superb outdoor space, this is a fantastic family home with further potential to grow, making it an ideal choice for buyers seeking both comfort and future flexibility.



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Accommodation



TOTAL FLOOR AREA: 777 sq ft (72.2 sq m) approx.

While 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 misstatement. 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.

Made with Mapbox (2025)

Entrance Hall

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m)

Lounge / Diner

15' 10" x 14' 0" (4.83m x 4.27m)

First Floor

Master Bedroom

14' 1" x 7' 9" (4.29m x 2.36m)

Bedroom 2

10' 5" x 7' 7" (3.17m x 2.31m)

Bedroom 3

7' 5" x 6' 3" (2.26m x 1.91m)

Family Bathroom

Outbuilding

15' 3" x 6' 3" (4.65m x 1.91m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

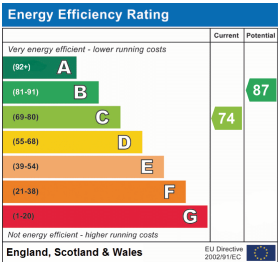
0.9 miles

Dormans Station

2.0 miles

Lingfield Station

3.4 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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