



**Court Crescent
East Grinstead, West Sussex, RH19
To arrange a viewing or valuation call 01342 316 444**

www.mayhewestates.co.uk



Mayhew's

An extended semi-detached house presented in excellent decorative order within striking distance of Estcots Primary School and Sackville Secondary School.

Bullet points

- **An extended semi-detached house**
- **Four well-proportioned bedrooms**
- **Family bathroom, ensuite shower room and downstairs WC**
- **Tasteful lounge**
- **Generous kitchen/diner**
- **Garage with driveway parking for multiple vehicles**
- **Easterly facing rear garden**
- **Conveniently located for Estcots Primary School and Sackville Secondary School**

Description

Offered to the market with a price guide of £490,000 to £515,000. Mayhew Estates are delighted to offer for sale this extended semi-detached house that is perfectly located on a popular residential road within East Grinstead. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended.

Entering the property, you are immediately met by a spacious entrance hallway that provides access to the downstairs accommodation and stairs rising to the first floor. Located on your right with views to the front aspect is the tastefully presented and spacious lounge. Located at the rear of the property is the generous kitchen/ diner that benefits from a range of eye and base level units, worksurface space, integrated dishwasher, washing machine, fridge, freezer, oven and hob. This room is large enough to incorporate a dining table with multiple chairs and there is rear access out to the garden. Completing the downstairs accommodation there is a WC.

Rising to the first floor you are met by three well-proportioned bedrooms that all benefit from storage and are complemented by an impressive bathroom with additional shower cubicle. Rising to the second floor is the master suite which is a real highlight to this property being a most generous double with built-in wardrobes, its own ensuite shower facility as well as a dual aspect creating an extremely light and airy room. From the master suite there is access to eaves storage.

Room Dimensions

Lounge 13'6" x 10'9" (4.11m x 3.28m)
Kitchen/Diner 17'1" x 13'7" (5.2m x 4.14m)
Bedroom 1 20'8" x 16'8" (6.3m x 5.08m)
Bedroom 2 11'3" x 10'3" (3.43m x 3.12m)
Bedroom 3 10'2" x 9'7" (3.1m x 2.92m)
Bedroom 4 9'5" x 6'8" (2.87m x 2.03m)

Outside

Parking is provided to the front of the property via driveway for multiple vehicles leading to a single garage. The easterly facing rear garden is predominantly laid to lawn and has been thoughtfully designed, having three separate levels enjoying a range of shrubs and plants and there are multiple seating areas.

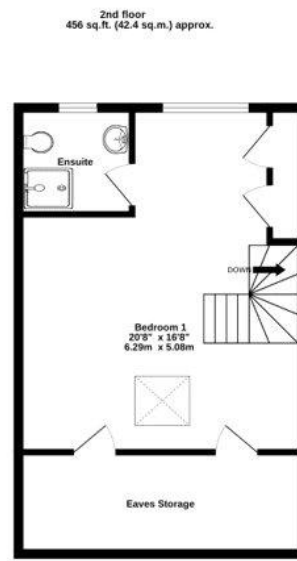
Viewing

Strictly by appointment with Mayhew Estates
01342 316 444

Guide Price

£490,000 to £515,000





TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Important Notice

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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