

Price:

£650,000

Garnham
H Bewley

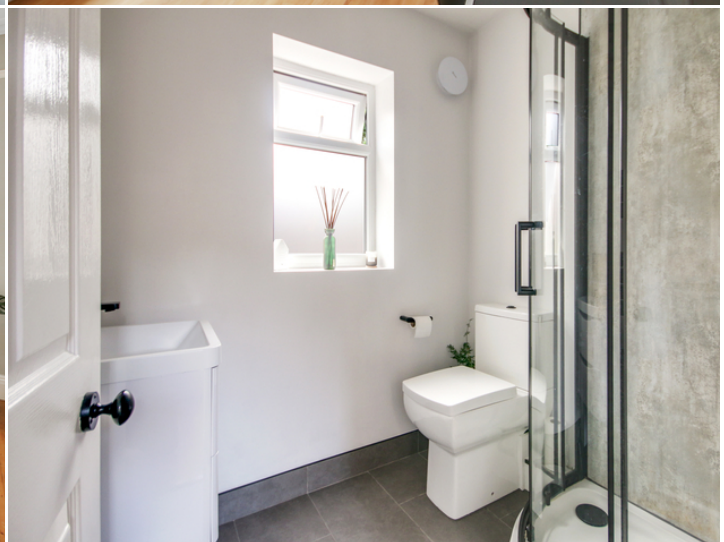
21 Crescent Road, East Grinstead



- Extended, Semi-Detached Character Home
- Four Double Bedrooms
- Two Stunning Reception Rooms
- Stylishly Fitted Kitchen / Breakfast Room
- Located within a Stone's Throw of East Grinstead Station
- Separate Utility Room
- Tastefully Finished Family Bathroom & Downstairs Shower-Room

For further information contact Garnham H Bewley:

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



21 Crescent Road, East Grinstead, West Sussex RH19 1HR

A Beautifully Presented Four-Bedroom Character Home Just Moments from East Grinstead Station - Set in an enviable location backing onto woodland and just a stone's throw from East Grinstead mainline station, this charming four-bedroom semi-detached house seamlessly blends period character with modern living. Immaculately presented throughout, the property enjoys generous proportions, elegant features, and a stunning south-facing garden with direct access to the Worth Way bridleway.

Upon entering, you are welcomed by a bright and airy entrance hall with high ceilings and beautiful original detailing. To the right is the spacious lounge, bathed in natural light from a striking bay window and featuring a classic fireplace—an ideal space for relaxing or entertaining. The adjoining dining room offers a lovely setting for more formal meals, with double doors opening out onto a sunny patio, perfect for indoor-outdoor living.

The rear of the house reveals a thoughtfully extended kitchen/breakfast room, beautifully appointed with quality built-in appliances, extensive counter space, and windows that fill the room with light. A large walk-in pantry, cleverly tucked under the stairs, provides excellent storage. Beyond the kitchen is a generously sized utility room and a contemporary shower room, both finished to a high standard.

Upstairs, the first floor comprises three spacious double bedrooms, with the principal and second bedrooms benefitting from built-in wardrobes. The third bedroom enjoys leafy views over the garden and woods beyond. The family bathroom has been stylishly designed to include both a freestanding bath and a separate shower. The top floor boasts a superbly converted loft room—now a large double bedroom with ample eaves storage, ideal as a guest suite, home office, or teenager's retreat.

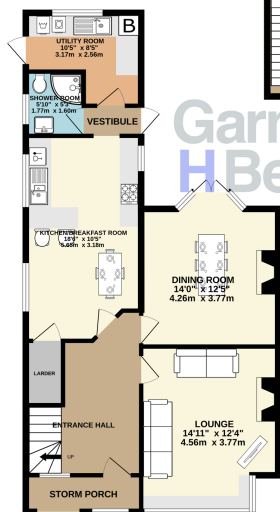
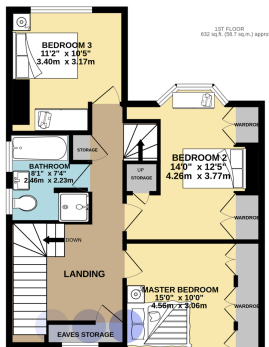
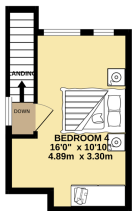
Outside, the private rear garden is a true highlight, mainly laid to lawn with mature shrubs, a substantial patio area, and a peaceful wooded backdrop. A gate at the rear provides direct access to woodland walks and the Worth Way, offering countryside strolls and cycle routes right from your back gate. Parking is available on the road to the front via residents' permit scheme. This exceptional home offers the perfect blend of town and country, charm and convenience—early viewing is highly recommended.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

2025 FLOOR PLAN
1:17.5 (1:17.5) APPROX.



GROUND FLOOR
THE FLOOR (1:17.5) APPROX.

21 CRESCENT ROAD - FLOORPLAN

TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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.
Made with Metropix ©2025

Ground Floor:

Lounge:

14' 11" x 12' 4" (4.55m x 3.76m)

Dining Room:

14' 0" x 12' 5" (4.27m x 3.78m)

Kitchen / Breakfast Room:

10' 5" x 18' 6" (3.17m x 5.64m)

Shower Room:

5' 10" x 5' 3" (1.78m x 1.60m)

Utility Room:

10' 5" x 8' 5" (3.17m x 2.57m)

First Floor:

Master Bedroom:

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom Two:

14' 0" x 12' 5" (4.27m x 3.78m)

Bedroom Three:

11' 2" x 10' 5" (3.40m x 3.17m)

Bathroom:

8' 1" x 7' 4" (2.46m x 2.24m)

Second Floor:

Bedroom Four:

16' 0" x 10' 10" (4.88m x 3.30m)



For further information contact Garnham H Bewley:

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



Nearest Stations:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

Nearest Schools:

St Mary's CofE Primary School - Ofsted: Good (0.3 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.3 miles)

Halsford Park Primary School - Ofsted: Good (0.4 miles)

Baldwins Hill Primary School, East Grinstead - Ofsted: Good (0.6 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

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk