

Price:

£465,000

Garnham  
H Bewley

Top Road, Sharpthorne, East Grinstead



- Detached Family Home
- Three Double Bedrooms
- Large Lounge & Separate Dining Room
- Upstairs Shower Room & Downstairs WC
- Stunning Garden with Scenic Views
- Driveway & Garage
- Private Road in a Popular Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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## 3 Bulldogs Bank, Top Road, Sharpthorne, East Grinstead, West Sussex RH19

Situated in the popular rural village of Sharpthorne, this three-bedroom detached family home enjoys an elevated position with far-reaching views across the Bluebell Railway and surrounding countryside. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking space, privacy and a picturesque setting.

The ground floor comprises an entrance hall, a bright and spacious living room, a separate dining room and a well-proportioned kitchen, together with the added convenience of a ground floor WC. The layout provides versatile accommodation, ideal for both everyday family life and entertaining, with clearly defined yet well-balanced living spaces.

Upstairs are three well-sized bedrooms, including a generous principal bedroom with fitted wardrobe space. Bedrooms two and three benefit from exceptional countryside views, while a contemporary family shower room completes the accommodation.

Outside, the property features a detached garage and driveway parking, along with gardens that take full advantage of the elevated position and surrounding outlook — perfect for relaxing, entertaining or simply enjoying the ever-changing rural views.

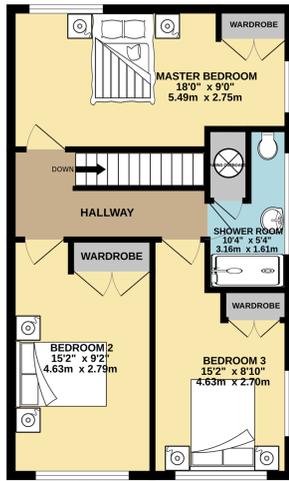
Combining a desirable village location, scenic surroundings and well-proportioned accommodation, this is a rare opportunity to acquire a detached home in one of the area's most sought-after settings. Viewing is strongly recommended.



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# Accommodation

1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



**Ground Floor:**  
**Living Room:**  
18' 0" x 15' 0" (5.49m x 4.57m)

**Kitchen:**  
8' 10" x 8' 10" (2.69m x 2.69m)

**Dining Room:**  
9' 2" x 8' 10" (2.79m x 2.69m)

**WC:**  
7' 2" x 2' 7" (2.18m x 0.79m)

**First Floor:**  
**Master Bedroom:**  
18' 0" x 9' 0" (5.49m x 2.74m)

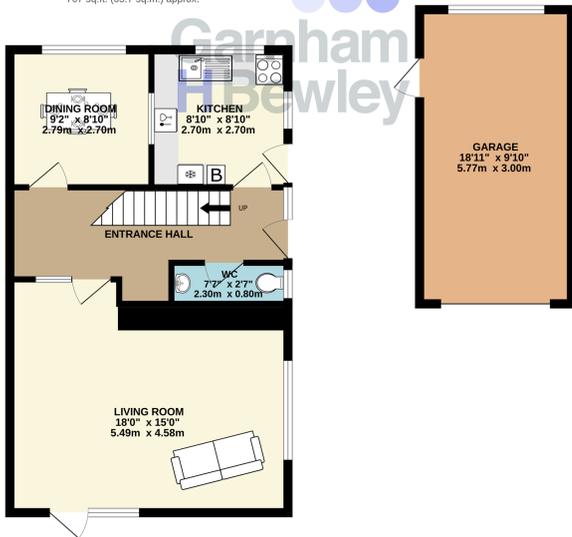
**Bedroom Two:**  
9' 2" x 15' 2" (2.79m x 4.62m)

**Bedroom Three:**  
8' 10" x 15' 2" (2.69m x 4.62m)

**Shower Room:**  
5' 4" x 10' 4" (1.63m x 3.15m)

**Outside:**  
**Garage:**  
9' 10" x 18' 11" (3.00m x 5.77m)

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



3 BULLDOGS BANK - FLOORPLAN

TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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.  
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**Nearest Stations:**

East Grinstead Station (3.6 miles)

Balcombe Station (4.2 miles)

**Nearest Schools:**

West Hoathly CofE Primary School - Ofsted: Requires improvement (0.3 miles)

Step by Step School Limited - Ofsted: Outstanding (1.2 miles)

Philpots Manor School - Ofsted: Good (1.1 miles)

St Giles CofE Primary School - Ofsted: Good (2.6 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

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