

Guide Price:
£775,000

£750,000

Garnham
H Bewley

72 Fairlawn Drive, East Grinstead



- Stunning Detached Family Home
- Four Double Bedrooms
- Tastefully Extended
- Bright & Spacious Kitchen Diner + Utility Room
- Three Large Reception Rooms
- Stylishly Fitted Bathroom, Ensuite & WC
- Large Driveway & Garage
- Highly Sought-After Location

For further information contact Garnham H Bewley:

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72 Fairlawn Drive, East Grinstead, West Sussex RH19 1NT

Guide Price: £750,000 - £775,000 – Four Bedroom Detached Family Home – Imberhome Estate, East Grinstead.

Occupying a prime position on the highly sought-after Imberhome Estate, this beautifully presented and thoughtfully extended four-bedroom detached family home offers spacious, versatile accommodation perfectly designed for modern family living. Ideally located within easy reach of excellent primary and secondary schools, the picturesque Worth Way bridlepath, East Grinstead town centre, the mainline railway station and a range of local amenities, this is a home that combines lifestyle with convenience.

At the heart of the property is a stunning rear extended kitchen/dining room, providing an exceptional space for family life and entertaining, enhanced by the comfort of underfloor heating. The ground floor also offers a generous lounge, cosy snug, separate study, practical utility room, downstairs cloakroom and an integral garage, giving plenty of flexibility for growing families.

The first floor has been cleverly extended to create four generous double bedrooms. The impressive principal suite benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Both the family bathroom and en-suite feature luxurious underfloor heating.

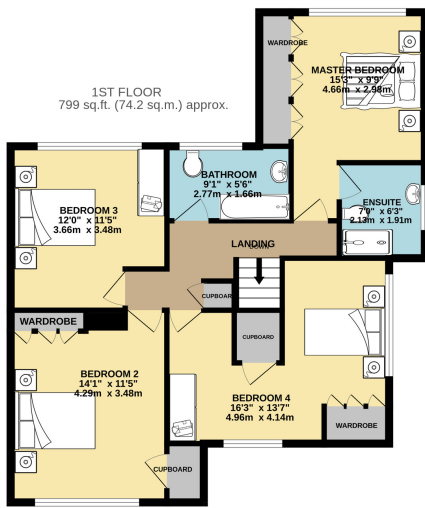
Outside, the beautifully established rear garden is a real highlight. A generous patio provides the perfect setting for outdoor dining before opening onto a large expanse of lawn, bordered by mature trees, shrubs and planting. At the far end of the garden, a greenhouse and charming summer house provide an ideal retreat for relaxing and enjoying the garden throughout the seasons. In addition, there is a separate garden shed conveniently positioned down the side of the house, offering excellent storage for gardening equipment and outdoor essentials. To the front, the property enjoys excellent kerb appeal with a drive-in, drive-out driveway, offering ample off-road parking alongside the integral garage.

A superb family home in one of East Grinstead's most desirable residential locations, offering generous living space, an outstanding garden and a fantastic setting for family life. Early viewing is highly recommended.



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Accommodation



Ground Floor:

Lounge:

14' 1" x 13' 8" (4.29m x 4.17m)

Snug:

11' 7" x 10' 4" (3.53m x 3.15m)

Kitchen / Diner:

25' 2" x 14' 3" (7.67m x 4.34m)

Study:

11' 7" x 11' 4" (3.53m x 3.45m)

Utility Room:

11' 7" x 7' 10" (3.53m x 2.39m)

WC:

5' 6" x 2' 4" (1.68m x 0.71m)

First Floor:

Master Bedroom:

15' 3" x 9' 9" (4.65m x 2.97m)

Ensuite:

7' 0" x 6' 3" (2.13m x 1.91m)

Bedroom Two:

14' 1" x 11' 5" (4.29m x 3.48m)

Bedroom Three:

12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom Four:

16' 3" x 13' 7" (4.95m x 4.14m)

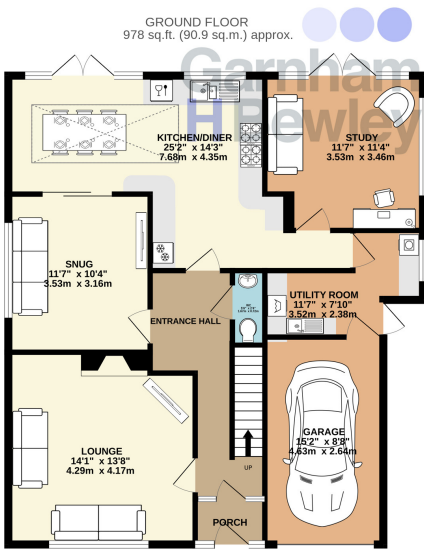
Family Bathroom:

9' 1" x 5' 6" (2.77m x 1.68m)

Outside:

Garage:

15' 2" x 8' 8" (4.62m x 2.64m)



72 FAIRLAWN DRIVE - FLOORPLAN

TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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 (0.6 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.4 miles)

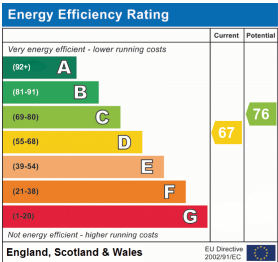
Nearest Schools:

St Peter's Catholic Primary School (0.1 miles)

Halsford Park Primary School (0.3 miles)

Imberhome School (0.4 miles)

St Mary's CofE Primary School (0.5 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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