

Guide Price

£950,000

£900,000

Garnham
H Bewley

32 Harvest Hill, East Grinstead



- Five double bedrooms plus study
- Multiple versatile reception rooms
- Open-plan kitchen/dining room
- Underfloor heating downstairs
- Log burner in the lounge
- Large garden with patio & lawn
- Driveway parking for three cars
- Extended & upgraded in 2016

For further information contact Garnham H Bewley:

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



32 Harvest Hill, East Grinstead, West Sussex RH19 4BT

Stunning Extended Family Home in a Prime Location

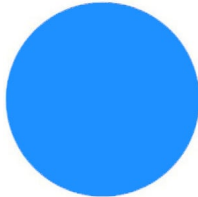
This beautifully presented and substantially upgraded family home offers an exceptional blend of generous living space, versatile accommodation and modern conveniences, all within easy reach of the town centre, railway station and highly regarded local schools. Extended and comprehensively improved in 2016, the property is presented in excellent condition throughout and provides over 2,000 sq. ft. of well-planned accommodation arranged across two floors.

The ground floor is particularly impressive, featuring multiple reception areas that can be adapted to suit a variety of lifestyles. The welcoming lounge benefits from a charming log burner, creating a cosy focal point, while two additional family rooms offer excellent flexibility as playrooms, home offices, media rooms or informal living spaces. The superb open-plan kitchen/dining room forms the heart of the home, providing an ideal space for both everyday family life and entertaining, with direct access to the rear garden. Underfloor heating throughout the ground floor adds a touch of luxury and comfort.

To the first floor, all five bedrooms are genuine doubles, offering excellent proportions for growing families. The principal bedroom enjoys the advantage of an en-suite shower room and fitted wardrobe space, while the remaining bedrooms are served by a well-appointed family bathroom. A separate study provides an ideal work-from-home environment, further enhancing the property's versatility.

Externally, the home continues to impress. A generous patio area accessed directly from the rear family room creates the perfect setting for outdoor dining and entertaining. Beyond, the large rear garden features mature flower beds and planting, with a sloping section leading to an extensive lawned area at the top of the garden, providing ample space for children to play and families to enjoy. An additional side storage room offers valuable practical storage rarely found in similar properties. Further benefits include CAT5 cabling to selected rooms, a driveway providing off-road parking for up to three vehicles, and a highly convenient location close to local amenities, transport links and schools.

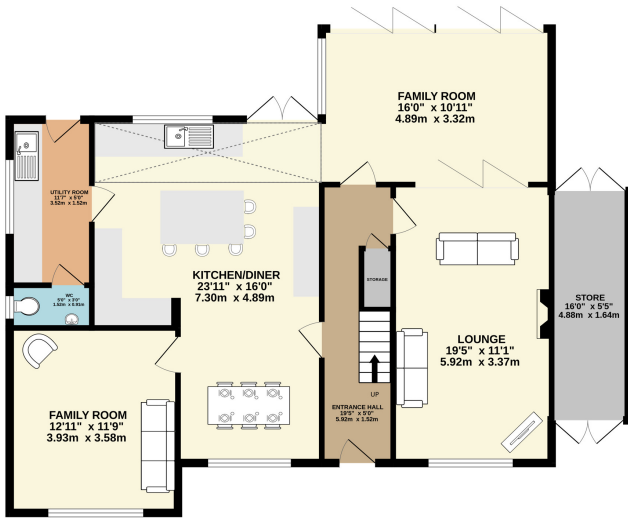
A superb family home offering spacious, flexible accommodation, modern upgrades and excellent outdoor space in a sought-after location. Early viewing is highly recommended.



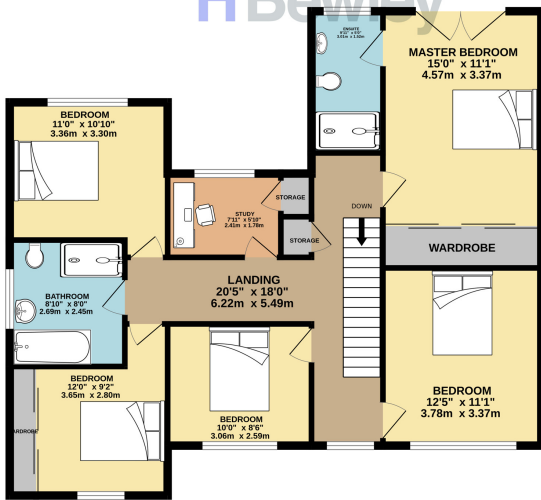
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Accommodation

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA: 2155 sq.ft. (200.2 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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Ground Floor

Entrance Hallway

19' 5" x 5' 0" (5.92m x 1.52m)

Lounge

19' 5" x 11' 1" (5.92m x 3.38m)

Family Room

16' 0" x 10' 11" (4.88m x 3.33m)

Family Room

12' 11" x 11' 9" (3.94m x 3.58m)

Kitchen / Diner

23' 11" x 16' 0" (7.29m x 4.88m)

Utility Room

11' 7" x 5' 0" (3.53m x 1.52m)

WC

5' 0" x 3' 0" (1.52m x 0.91m)

First Floor

Master Bedroom

15' 0" x 11' 1" (4.57m x 3.38m)

Ensuite

9' 11" x 5' 0" (3.02m x 1.52m)

Bedroom

12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom

12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom

11' 0" x 10' 10" (3.35m x 3.30m)

Bedroom

10' 0" x 8' 6" (3.05m x 2.59m)

Study

7' 11" x 5' 10" (2.41m x 1.78m)

Bathroom

8' 10" x 8' 0" (2.69m x 2.44m)

Outside

Rear Garden

Outside Storage

16' 0" x 5' 5" (4.88m x 1.65m)

Driveway



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NEAREST TRAIN STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.4 miles

Lingfield Station - 3.8 miles

NEAREST SCHOOLS

The Meads Primary School - 0.3 miles

St Mary's CofE Primary School, East Grinstead - 0.8 miles

Blackwell Primary School - 0.9 miles

Estcots Primary School - 0.7 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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