Garnham H Bewley

Price:

£450,000

12 Rowplatt Lane, Felbridge, East Grinstead





- Semi - Detached Family Home
- Three Bedrooms & Downstairs Bathroom
- Three Reception Areas
- Kitchen & Utility Room
- Wardrobes In All Bedrooms
- Excellent Rear Garden
- Driveway Parking For Four Cars
- Popular Village Location

For further information contact Garnham H Bewley:
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12 Rowplatt Lane, Felbridge, East Grinstead, Surrey RH19 2PA

Situated in the ever-popular village of Felbridge, West Sussex, this well-presented three-bedroom semi-detached family home offers generous living accommodation, ample off-road parking and an impressive rear garden with excellent potential to extend or landscape further (subject to the necessary planning permissions). To the front of the property, a substantial driveway provides off-road parking for up to four vehicles, making it ideal for growing families or those with multiple cars. Application 2025/533 — Approved 22 July 2025. The approved proposal was: Two-storey side extension and Single-storey rear extension.

The ground floor offers spacious and versatile accommodation, beginning with a welcoming entrance hall leading through to a bright 15ft lounge, which flows into a separate dining room—perfect for both family life and entertaining. The modern fitted kitchen provides ample worktop and storage space and is complemented by a useful utility room. A contemporary family bathroom is also located on the ground floor, while to the rear, a generous conservatory overlooks the garden and offers an additional reception space that can be enjoyed throughout the year.

Upstairs, the property features three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, together with two further bedrooms that are ideal for children, guests or those working from home.

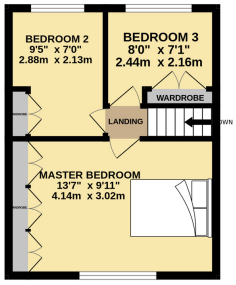
Outside, the property continues to impress with a large rear garden, offering plenty of room for children to play, outdoor entertaining or keen gardeners. The size of the plot also provides excellent scope for future extension or further enhancement, subject to the relevant planning consents. The home is presented in good decorative order throughout, allowing prospective buyers to move straight in while still offering opportunities to personalise over time.

Felbridge is a highly regarded village on the Surrey and West Sussex border, offering a peaceful residential setting while remaining exceptionally well connected. Everyday amenities are close by, with nearby East Grinstead providing a wide range of supermarkets, independent shops, cafés, restaurants and leisure facilities. Families are well served by a selection of highly regarded primary and secondary schools in the surrounding area. For commuters, East Grinstead railway station offers regular services to London Victoria, while the nearby A22 and M23 provide convenient road links to Gatwick Airport, Crawley, Brighton and the M25. The area also boasts an abundance of countryside walks, parks and recreational facilities, making it an excellent location for families and those who enjoy outdoor living.

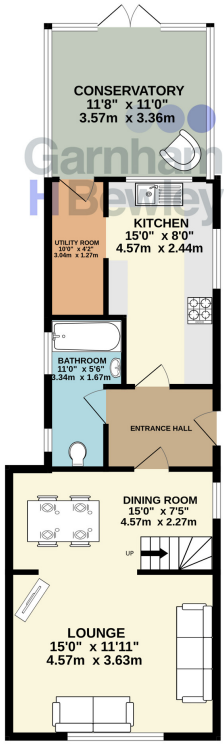
Welcome Home

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1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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Accommodation

Ground Floor

Entrance Hall

Lounge
15' 0" x 11' 11" (4.57m x 3.63m)

Dining Room
15' 0" x 7' 5" (4.57m x 2.26m)

Kitchen
15' 0" x 8' 0" (4.57m x 2.44m)

Utility Room
10' 0" x 4' 2" (3.05m x 1.27m)

Downstairs Bathroom
11' 0" x 5' 6" (3.35m x 1.68m)

Conservatory
11' 8" x 11' 0" (3.56m x 3.35m)

First Floor

Master Bedroom
13' 7" x 9' 11" (4.14m x 3.02m)

Bedroom Two
9' 5" x 7' 0" (2.87m x 2.13m)

Bedroom Three
8' 0" x 7' 1" (2.44m x 2.16m)

Outside

Rear Garden

Driveway Parking For Four cars





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NEAREST TRAIN STATIONS

East Grinstead Station - 1.8 miles

Dormans Station - 2.4 miles

Lingfield Station - 3.2 miles

NEAREST SCHOOLS

Felbridge Primary School - 0.3 miles

Imberhorne School - 0.9 miles

Crawley Down Village CofE School - 1.4 miles

Halsford Park Primary School - 1.3 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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