

Guide Price:
£415,000

£400,000

Garnham
H Bewley

56 Fairfield Road, East Grinstead



- Terraced Family Home
- Three Large Double Bedrooms
- Bright & Spacious Living Room
- Stylishly Refitted Kitchen
- Luxurious Bathroom & WC
- South Facing Garden Backing onto The Forest Way
- Garage-en-Bloc
- Within Walking Distance of the High Street

For further information contact Garnham H Bewley:

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56 Fairfield Road, East Grinstead, West Sussex RH19 4HB

Situated along a highly desirable road on the fringes of East Grinstead's historic Tudor High Street, this exceptional terraced home offers an elegant fusion of refined modern living and an enviable semi-rural backdrop.

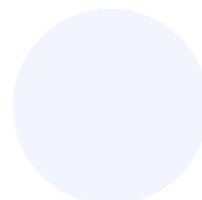
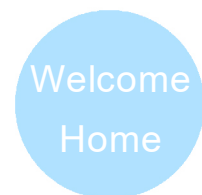
Perfectly positioned for families, the property lies within easy reach of the highly regarded Estcots Primary School and Sackville School. To the rear, a beautifully oriented south-facing garden enjoys a remarkable sense of privacy and tranquillity, backing directly onto woodland with immediate access to the picturesque Forest Way—ideal for scenic walks, cycling, and outdoor pursuits.

Internally, the home is arranged over an intriguing and highly versatile split-level design, comprising five thoughtfully staggered half floors that create both character and a natural flow of space.

The main ground floor sets the tone, featuring a striking, contemporary kitchen to the front, meticulously remodelled with sleek cabinetry, integrated appliances, and clean architectural lines. A well-appointed WC completes this level. A short descent leads to the lower ground floor, where the principal living space is both impressive and inviting. Bathed in natural light, this room is defined by expansive glazing and floor-to-ceiling sliding doors that open seamlessly onto the garden, perfectly framing the leafy outlook and enhancing the connection between inside and out.

Ascending through the upper levels, the first floor reveals bedroom two, a generously proportioned room spanning the full width of the rear elevation. The second floor offers a beautifully refitted family bathroom alongside a substantial double bedroom, complete with built-in wardrobes. Further stairs rise to the impressive principal bedroom, a superb retreat occupying the full width of the rear of the house. This elegant space enjoys far-reaching views through large windows and benefits from integrated wardrobes, creating a calm and sophisticated setting. This level also incorporates excellent built-in storage, including a landing cupboard and a substantial loft storage area, enhancing the home's overall functionality.

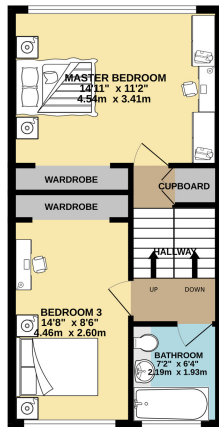
Externally, the property is complemented by a garage en-bloc, while residents may obtain parking permits for on-street parking along Fairfield Road. This is a rare opportunity to acquire a truly distinctive and immaculately presented home, offering stylish interiors, flexible accommodation, and a unique setting that effortlessly blends town convenience with countryside charm.



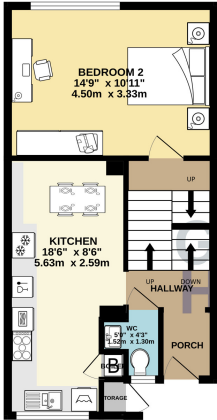
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SECOND FLOOR / THIRD FLOOR
443 sq.ft. (61.3 sq.m.) approx.

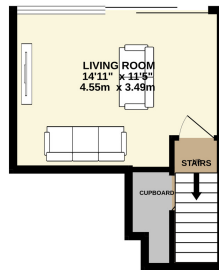


GROUND FLOOR / FIRST FLOOR
414 sq.ft. (88.9 sq.m.) approx.



**Garnham
Bewley**

LOWER GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



Accommodation

Lower Ground Floor:

Living Room:
14' 11" x 11' 5" (4.55m x 3.48m)

Ground Floor:

Kitchen:
8' 6" x 18' 6" (2.59m x 5.64m)

WC:

4' 3" x 5' 0" (1.30m x 1.52m)

First Floor:

Bedroom Two:
14' 9" x 10' 11" (4.50m x 3.33m)

Second Floor:

Bedroom Three:
8' 6" x 14' 8" (2.59m x 4.47m)

Bathroom:

7' 2" x 6' 4" (2.18m x 1.93m)

Third Floor:

Master Bedroom:
14' 11" x 11' 2" (4.55m x 3.40m)

56 FAIRFIELD ROAD - FLOORPLAN

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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 (0.8 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

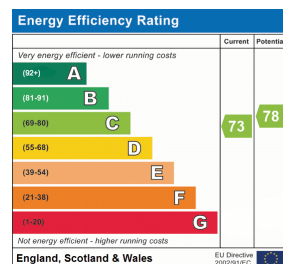
Nearest Schools:

Estcots Primary School (0.2 miles)

Sackville School (0.2 miles)

The Meads Primary School (0.6 miles)

Blackwell Primary School (0.9 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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