

Offers in Excess of:

£360,000

Garnham  
H Bewley

116 Queens Road, East Grinstead



- Victorian Terraced Home
- Three Bedrooms
- Character Features Throughout
- Snug Lounge with Feature Fireplace
- Open-Plan & Extended Kitchen/Diner
- Tastefully Finished Bathroom & Downstairs WC
- Low Maintenance Rear Garden
- Close to Town Centre & Railway Station

For further information contact Garnham H Bewley:

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## 116 Queens Road, East Grinstead, West Sussex RH19 1BD

Charming Three-Bedroom Victorian Terrace in the Heart of East Grinstead

Nestled in the vibrant heart of East Grinstead town centre, just moments from the picturesque Tudor High Street and within easy walking distance of the mainline railway station, this beautifully presented three-bedroom Victorian terrace perfectly combines timeless character with modern living.

Step through the front door into a welcoming lounge, complete with a charming period fireplace, restored original floorboards and a front aspect window that fills the room with natural light — an ideal spot for relaxing or entertaining. This flows effortlessly into a spacious dining area, which features an open staircase to the upper floors and has been thoughtfully opened up to the extended kitchen, creating a bright and sociable open-plan layout.

The solid oak kitchen, extended to both the side and rear, is a standout feature of the home. Bathed in natural light from three large skylights, it boasts a range of modern units and integrated appliances including a gas hob, electric oven, dishwasher, and washing machine. There's also space for a freestanding fridge freezer. A convenient downstairs WC sits at the rear, and wide doors open onto a beautifully landscaped, south-facing rear garden designed for low-maintenance enjoyment — the perfect outdoor retreat.

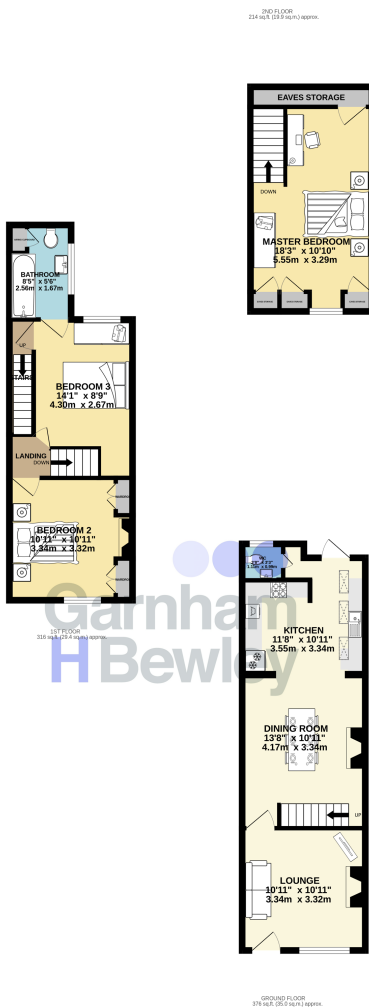
Upstairs, the first floor offers two well-proportioned bedrooms. The front-facing bedroom provides generous space, while the second bedroom enjoys views over the garden. The family bathroom, accessed via the second bedroom, is stylishly appointed with a panelled bath, wash basin, low-level WC, heated towel rail, and a large side-aspect window allowing in plenty of natural light. Stairs lead from the second bedroom to the spacious top-floor master suite, complete with eaves storage and a bright front-facing window — an ideal private retreat.

Residents benefit from access to a resident permit parking scheme, allowing convenient parking on the road and in other nearby Zone A areas of East Grinstead. This flexible arrangement provides ease of access throughout the town and surrounding zones, adding to the practicality of this superbly located home. With its prime location, flexible living spaces, and seamless blend of Victorian charm and contemporary style, this delightful home offers an exceptional opportunity for those seeking characterful town-centre living with every amenity close at hand.



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# Accommodation



## Ground Floor:

### Lounge:

10' 11" x 10' 11" (3.33m x 3.33m)

### Dining Room:

10' 11" x 13' 8" (3.33m x 4.17m)

### Kitchen:

10' 11" x 11' 8" (3.33m x 3.56m)

### WC:

3' 8" x 3' 3" (1.12m x 0.99m)

## First Floor:

### Bedroom Two:

10' 11" x 10' 11" (3.33m x 3.33m)

### Bedroom Three:

8' 9" x 14' 1" (2.67m x 4.29m)

### Bathroom:

5' 6" x 8' 5" (1.68m x 2.57m)

## Second Floor:

### Master Bedroom:

10' 10" x 18' 3" (3.30m x 5.56m)

116 QUEENS ROAD - FLOORPLAN

TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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**Nearest Stations:**

East Grinstead Station (0.3 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

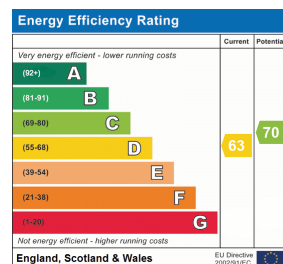
**Nearest Schools:**

The Meads Primary School - Ofsted: Good (0.5 miles)

St Mary's CofE Primary School - Ofsted: Good (0.6 miles)

Blackwell Primary School - Ofsted: Good (0.8 miles)

Estcots Primary School - Ofsted: Good (0.6 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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