

Price:

£825,000

Garnham
H Bewley

48 Campbell Crescent, East Grinstead



- Impressive and extended detached family home
- Stunning open-plan kitchen, dining and living space
- Bright, double-aspect living room
- Separate cosy snug
- Principal bedroom suite with dressing room and en-suite
- Excellent four-bedroom layout
- Fabulous family bathroom and downstairs WC
- Private west-facing garden and ample off-road parking

For further information contact Garnham H Bewley:

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



48 Campbell Crescent, East Grinstead, West Sussex RH19 1JR

An impressive and substantially extended four-bedroom detached family home, ideally situated on the ever-popular Imberhome estate. This prime location offers convenient access to highly regarded primary and secondary schools, is within walking distance of the mainline station, and is just a short stroll from East Grinstead's charming historic Tudor High Street. The property also enjoys easy reach of the picturesque Worth Way bridlepath, perfect for walking and cycling.

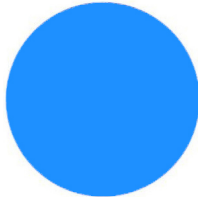
This exceptional home has been thoughtfully extended to create a truly stunning open-plan kitchen, dining and living space across the rear of the property—an ideal hub for modern family life and entertaining. The kitchen is beautifully appointed with solid granite worktops and a comprehensive range of integrated appliances, including a tower fridge and freezer, microwave, dishwasher, washing machine, dryer, and an impressive range cooker.

The ground floor further benefits from engineered solid oak flooring throughout, adding warmth and quality, while the separate living room to the front enjoys a double aspect, flooding the space with natural light, and features a Clear View log burner for a cosy focal point.

Upstairs, the property continues to impress with a significant extension creating a luxurious principal suite. This expansive space leads through to a large dressing room fitted with bespoke wardrobes and on to a stylish ensuite. Three additional well-proportioned bedrooms are served by a beautifully finished family bathroom, complete with a freestanding bath and a separate Mira shower.

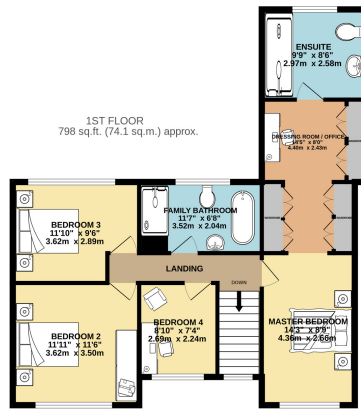
Externally, the west-facing rear garden is a standout feature—offering a high degree of privacy and the perfect setting for afternoon and evening sun. To the front, a generous driveway provides off-road parking for multiple vehicles.

This is a rare opportunity to acquire a beautifully extended family home in a sought-after location, combining space, style, and convenience in equal measure.



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Accommodation



48 CAMPBELL CRESCENT - FLOORPLAN
TOTAL FLOOR AREA: 1783 sq.ft. (165.6 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:

Porch:

11' 6" x 4' 5" (3.51m x 1.35m)

Entrance Hall:

11' 6" x 8' 9" (3.51m x 2.67m)

Living Room:

13' 2" x 21' 2" (4.01m x 6.45m)

WC:

3' 10" x 9' 8" (1.17m x 2.95m)

Snug:

8' 9" x 11' 5" (2.67m x 3.48m)

Open-Plan Kitchen / Living Space:

17' 8" x 26' 4" (5.38m x 8.03m)

First Floor:

Master Bedroom:

8' 9" x 14' 3" (2.67m x 4.34m)

Dressing Room:

9' 9" x 14' 5" (2.97m x 4.39m)

Ensuite:

9' 9" x 8' 6" (2.97m x 2.59m)

Bedroom Two:

11' 6" x 11' 11" (3.51m x 3.63m)

Bedroom Three:

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Four:

8' 10" x 7' 4" (2.69m x 2.24m)

Family Bathroom:

11' 7" x 6' 8" (3.53m x 2.03m)



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Nearest Stations:

East Grinstead Station (0.6 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.3 miles)

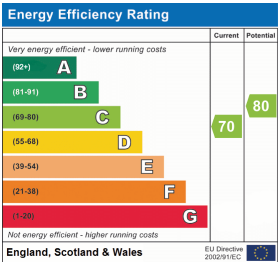
Nearest Schools:

St Peter's Catholic Primary School (0.1 miles)

Halsford Park Primary School (0.2 miles)

Imberhome School (0.3 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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