

Guide Price:
£415,000

£400,000

Garnham
H Bewley

15 Tudor Close, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Stylishly Fitted Kitchen
- Lounge / Diner & Conservatory
- Tastefully Finished Bathroom
- Large Westerly-Facing Rear Garden
- Garage-en-Bloc
- Close Proximity to East Grinstead High Street

For further information contact Garnham H Bewley:

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15 Tudor Close, East Grinstead, West Sussex RH19 4SA

Situated on the ever-popular Herontye Estate, this superb three-bedroom end of terrace home offers the perfect blend of modern living, generous outdoor space and an exceptionally convenient location.

Beautifully presented throughout, the property is ready to move straight into. The ground floor features a spacious open-plan lounge/dining room, ideal for family life and entertaining, alongside a stylish contemporary kitchen and a modern conservatory that provides valuable additional living space overlooking the garden.

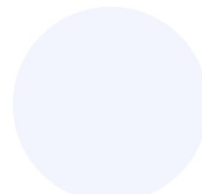
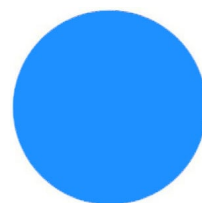
Upstairs are three well-proportioned bedrooms and a beautifully refitted family bathroom finished to a high standard.

Outside, the property really stands out with a larger-than-average rear garden for this style of home. Enjoying a sunny westerly aspect, it's the perfect spot for summer barbecues, family gatherings or simply relaxing in the afternoon and evening sunshine.

Further benefits include a garage en bloc, double glazing and gas central heating.

The location is hard to beat. Excellent primary and secondary schools are within easy reach, East Grinstead's historic Tudor High Street is just a short walk away, and the stunning Forest Way bridlepath is practically on your doorstep, offering beautiful countryside walks, cycling and riding routes.

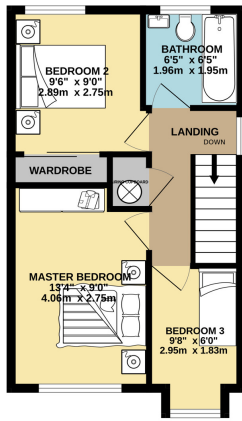
A fantastic family home in one of East Grinstead's most sought-after locations – early viewing is highly recommended.



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1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



Accommodation

Ground Floor:

Lounge / Diner:
15' 6" x 25' 8" (4.72m x 7.82m)

Kitchen:
9' 11" x 7' 2" (3.02m x 2.18m)

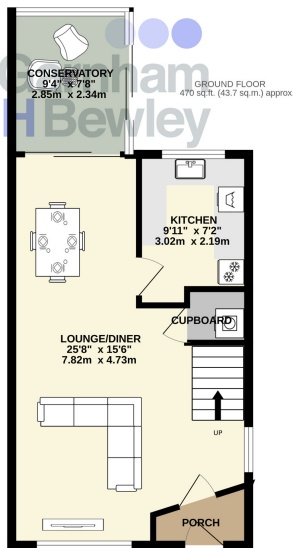
Conservatory:
9' 4" x 7' 8" (2.84m x 2.34m)

First Floor:
Master Bedroom:
13' 4" x 9' 0" (4.06m x 2.74m)

Bedroom Two:
9' 6" x 9' 0" (2.90m x 2.74m)

Bedroom Three:
9' 8" x 6' 0" (2.95m x 1.83m)

Bathroom:
6' 5" x 6' 5" (1.96m x 1.96m)



15 TUDOR CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 848 sq.ft. (78.8 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 (2.5 miles)

Lingfield Station (3.9 miles)

Nearest Schools:

Estcots Primary School (0.4 miles)

Sackville School (0.4 miles)

The Meads Primary School (0.4 miles)

Blackwell Primary School (1.0 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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