

Price:

£825,000

Garnham
H Bewley

25 Greenhurst Drive, East Grinstead



- Stunning, Detached Family Home
- Five Double Bedrooms
- Contemporary Open-Plan Kitchen / Living Space
- Driveway and 32 Foot Garage
- High EPC Rating and New Boiler
- Low-Maintenance Garden and Separate Roof Sun Terrace
- Three Bathrooms + WC
- Quiet & Sought After Setting

For further information contact Garnham H Bewley:

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



25 Greenhurst Drive, East Grinstead, West Sussex RH19 3NE

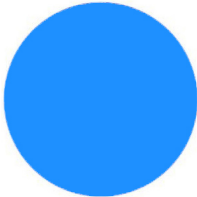
Set within a peaceful and highly sought-after residential estate, this exceptional five-bedroom detached family home offers over 2,550 sq. ft. of beautifully presented contemporary accommodation arranged across three floors. Backing onto open fields and just a short walk from the picturesque Ashplats Woods, the property enjoys a tranquil setting whilst remaining within easy reach of excellent schools, local amenities and transport links.

Designed with modern family living in mind, the spacious ground floor features a welcoming entrance hall, a generous living room and an impressive open-plan kitchen/dining room forming the heart of the home. The stylish kitchen is fitted with quality integrated appliances including an induction hob, dishwasher and twin integrated fridge and freezers, complemented by a separate utility room, cloakroom and internal access to the integral garage.

The first floor boasts a superb principal bedroom complete with a dressing room and en-suite, alongside two further double bedrooms, one with its own en-suite and the other benefiting from access to a delightful front-facing sun terrace. The second floor offers two additional double bedrooms served by a modern family bathroom, providing flexible accommodation for growing families, guests or those working from home.

Outside, the rear garden has been thoughtfully landscaped to create a private, low-maintenance outdoor space, beautifully stocked with an array of mature plants, colourful flowers and established shrubs, offering the perfect setting for relaxing or entertaining. Further benefits include a recently installed boiler, an integral garage and driveway parking.

Offering generous living space, stylish interiors and an enviable location, this is a superb family home that perfectly combines modern comfort with countryside surroundings.



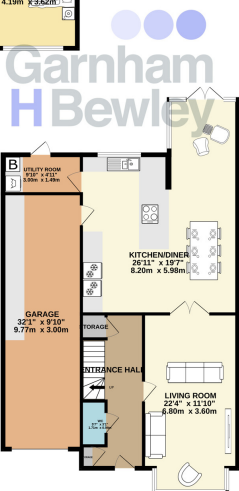
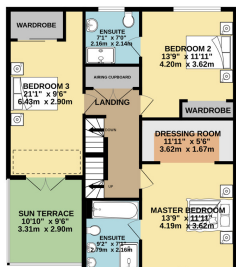
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2ND FLOOR
1237 sq.ft. (362.3 sq.m.) approx.



1ST FLOOR
829 sq.ft. (242.3 sq.m.) approx.



GROUND FLOOR
1237 sq.ft. (362.3 sq.m.) approx.

25 GREENHURST DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 2556 sq.ft. (237.5 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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Accommodation

Ground Floor:

Living Room:

22' 4" x 11' 10" (6.81m x 3.61m)

Kitchen / Diner:

26' 11" x 19' 7" (8.20m x 5.97m)

Utility Room:

9' 10" x 4' 11" (3.00m x 1.50m)

WC:

5' 7" x 3' 1" (1.70m x 0.94m)

Integral Garage:

32' 1" x 9' 10" (9.78m x 3.00m)

First Floor:

Master Bedroom:

13' 9" x 11' 11" (4.19m x 3.63m)

Ensuite:

9' 2" x 7' 1" (2.79m x 2.16m)

Dressing Room:

11' 11" x 5' 6" (3.63m x 1.68m)

Bedroom Two:

13' 9" x 11' 11" (4.19m x 3.63m)

Ensuite:

7' 1" x 7' 0" (2.16m x 2.13m)

Bedroom Three:

21' 1" x 9' 6" (6.43m x 2.90m)

Sun Terrace:

10' 10" x 9' 6" (3.30m x 2.90m)

Second Floor:

Bedroom Four:

13' 10" x 12' 11" (4.22m x 3.94m)

Bedroom Five:

12' 11" x 11' 9" (3.94m x 3.58m)

Bathroom:

7' 7" x 6' 8" (2.31m x 2.03m)



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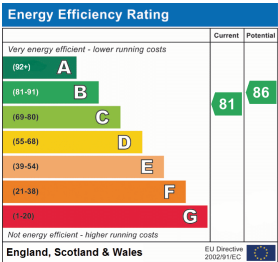


Nearest Stations:

- East Grinstead Station (1.4 miles)
- Dormans Station (1.6 miles)
- Lingfield Station (3.0 miles)

Nearest Schools:

- Sackville School (0.8 miles)
- Estcots Primary School (0.8 miles)
- Blackwell Primary School (0.8 miles)
- Brambletye School (1.7 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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