

Offers in Excess of:

£345,000

Garnham
H Bewley

31 Benchfield Close, East Grinstead



- Stunning Terraced Family Home
- Two Double Bedrooms
- Large Lounge/Diner with Excellent Storage
- Stylishly Fitted Kitchen
- Tastefully Finished Bathroom
- Private Rear Garden
- Parking for Two Cars & Garage
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

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



31 Benchfield Close, East Grinstead, West Sussex RH19 3NZ

Beautifully Presented Two Bedroom Mock-Georgian Terraced Home on the Popular Worsted Farm Estate – Walking Distance to Excellent Schools and East Grinstead's Historic High Street.

Set within the ever-popular Worsted Farm estate, this attractive two double bedroom mock-Georgian terraced home offers a stylish and practical living space in a highly convenient location. With Estcots Primary School and Sackville Secondary School both within walking distance, and East Grinstead's historic Tudor high street just a short stroll away, this home is ideally suited for first-time buyers, young families, or downsizers.

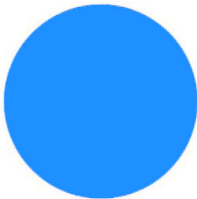
To the front, the property benefits from a private driveway, with an additional allocated parking space in front of a garage, located just around the corner.

The home is entered via a compact entrance porch, providing a practical spot for coats and shoes. Inside, you'll find a welcoming and well-proportioned lounge/dining room, with stairs positioned to the left. This bright and inviting space offers flexibility for both living and dining, and has been enhanced by the current owners with a bespoke under-stairs media wall and cleverly integrated storage.

To the rear, the kitchen/breakfast room is fitted with a stylish range of wall and base units and includes an integrated 1.5 bowl sink with drainer, electric oven, and gas hob. There is space for a fridge/freezer, washing machine, and dishwasher. A large rear window overlooks the garden, and a door provides direct access outside.

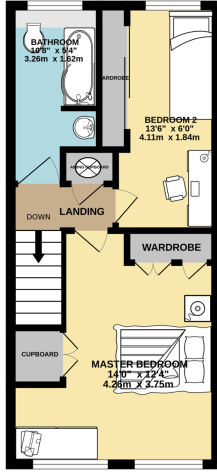
Upstairs, the property offers two spacious double bedrooms, both with built-in wardrobes. The principal bedroom is particularly generous and features twin front-facing windows that allow plenty of natural light. The family bathroom is tastefully tiled and includes a panelled bath with overhead shower, low-level WC, and wash hand basin.

The rear garden is a real asset – while not south-facing, it enjoys a sunny and private aspect, perfect for outdoor entertaining or relaxing. It is mainly laid to lawn with a generous decked area ideal for seating or alfresco dining. This is a well-maintained and thoughtfully presented home in a sought-after location – early viewing is strongly recommended.

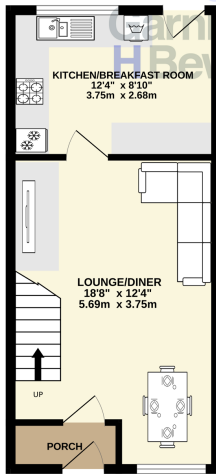


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1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



31 BENCHFIELD CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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Accommodation

Ground Floor: Lounge / Diner:

12' 4" x 18' 8" (3.76m x 5.69m)

Kitchen / Breakfast Room:

12' 4" x 8' 10" (3.76m x 2.69m)

First Floor:

Master Bedroom:

14' 0" x 12' 4" (4.27m x 3.76m)

Bedroom Two:

6' 0" x 13' 6" (1.83m x 4.11m)

Bathroom:

5' 4" x 10' 8" (1.63m x 3.25m)



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Nearest Schools:

East Grinstead Station (1.1 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

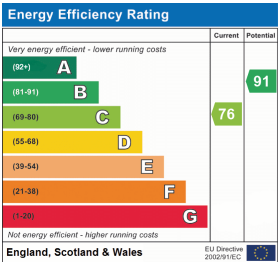
Nearest Schools:

Sackville School - Ofsted: Good (0.1 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.9 miles)

Brambletye School - Independent School (1.1 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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