

Price

£675,000

Garnham
H Bewley

Portland Road, East Grinstead



- Spacious Family Home
- Four Double Bedrooms
- Refitted Kitchen
- Lounge / Dining Room
- Downstairs Cloakroom
- Ample Driveway Parking and Garage
- Town Centre Location
- Far Reaching Views and No Chain

For further information contact Garnham H Bewley:

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Rivendell, Portland Road, East Grinstead, West Sussex, RH19 4DZ

Situated just a few hundred metres from East Grinstead's historic High Street, this well-presented four-bedroom detached family home offers generous accommodation and far-reaching views. The property benefits from driveway parking, a garage, and is offered with no onward chain, making it an ideal choice for those seeking a smooth and prompt purchase. The home boasts a versatile layout with ample living space, perfect for growing families or those looking to upsize. Its prime location provides easy access to local shops, restaurants, and excellent transport links, while still enjoying a peaceful residential setting.

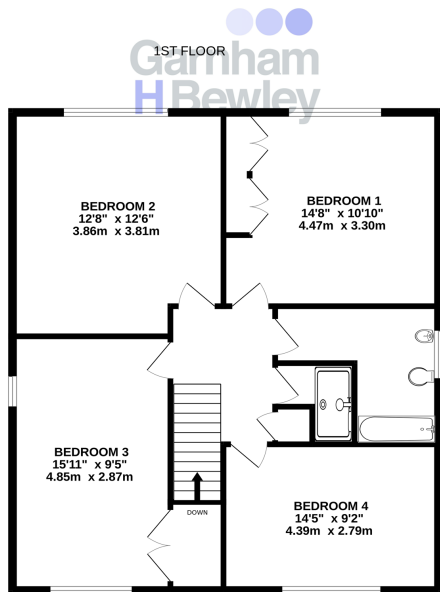
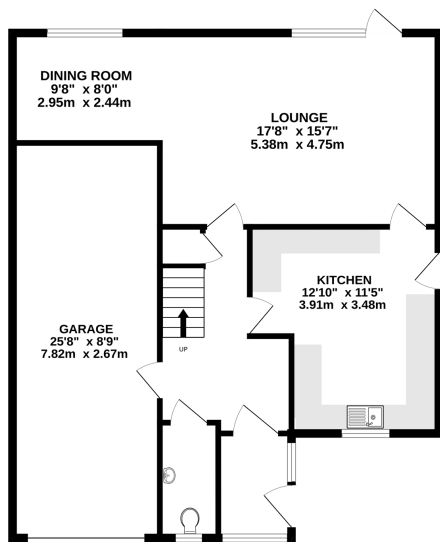
The property welcomes you with an entrance porch leading into a spacious hallway. A downstairs W.C. is conveniently located off the hall. The recently refitted Howdens kitchen is a standout feature beautifully finished with part-tiled walls, high-quality work surfaces, inset sink, and built-in appliances. A front-facing window fills the kitchen with natural light, and a side door provides easy access to both the front and rear gardens. The generously sized lounge flows seamlessly into a dining area, creating an ideal open-plan space for entertaining or family living. Two rear-facing windows and a glazed door to the garden ensure the room is light and bright throughout the day.

First Floor Upstairs, the property offers four well-proportioned double bedrooms. Two of the bedrooms enjoy far-reaching views, while the other two overlook the front of the property. A separate modern shower room and a spacious family bathroom complete the first-floor accommodation.

Outside To the front, a private driveway provides ample off-road parking, complemented by a landscaped garden area. The rear garden is mainly laid to lawn, offering excellent privacy, with a patio area ideal for outdoor dining and relaxation.



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Accommodation

Entrance Porch

Entrance Hall

Cloakroom

Lounge

15' 7" x 17' 8" (4.75m x 5.38m)

Dining Room

9' 8" x 8' 0" (2.95m x 2.44m)

Kitchen

12' 10" x 11' 5" (3.91m x 3.48m)

First Floor

Master Bedroom

14' 8" x 10' 10" (4.47m x 3.30m)

Bedroom 2

12' 8" x 12' 6" (3.86m x 3.81m)

Bedroom 3

15' 11" x 9' 5" (4.85m x 2.87m)

Bedroom 4

14' 5" x 9' 2" (4.39m x 2.79m)

Shower Room

Family Bathroom

11' 1" x 8' 5" (3.38m x 2.57m)

Garage

25' 8" x 8' 9" (7.82m x 2.67m)

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 RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.3 miles

Lingfield Station

3.7 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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