

Guide Price

£485,000

£475,000

Garnham  
H Bewley

21 Bayhams Field, Sharpthorne, East Grinstead



- Detached Bungalow
- Two/Three Double Bedrooms
- Spacious Lounge / Living Area
- Separate Dining / Family Room
- Modern Fitted Kitchen
- Modern Shower Room
- No Onward Chain
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 21 Bayhams Field, Sharpthorne, East Grinstead, West Sussex RH19 4PZ

Guide Price £475,000 - £485,000. Beautifully Presented Two / Three Double Bedroom Detached Bungalow in Popular Village Location – Sharpthorne.

Tucked away in a quiet cul-de-sac in the highly regarded village of Sharpthorne, this superbly maintained two double bedroom detached bungalow offers spacious and flexible living accommodation in a peaceful yet well-connected setting. Surrounded by the charm of village life—with local shops, excellent schools, and welcoming pubs just a short stroll away—this property presents a rare opportunity to enjoy the best of countryside living with everyday conveniences on your doorstep.

From the moment you arrive, the property's attractive frontage, complete with a garage and driveway parking, sets the tone for the quality found within. Inside, the accommodation is light, airy, and thoughtfully arranged, with each room finished to a high standard throughout. The heart of the home is a large and comfortable lounge that enjoys views over the mature rear garden, creating a tranquil space ideal for both relaxing and entertaining.

A separate dining room provides additional flexibility—perfect for formal dining, a home office, or even a third bedroom if desired. The modern kitchen is well-equipped with sleek cabinetry, ample worktop space, and space for appliances, offering both practicality and style. A contemporary shower room features quality fittings and a crisp, clean design. Both bedrooms are generously sized doubles, each benefiting from plenty of natural light and space for freestanding or fitted furniture.

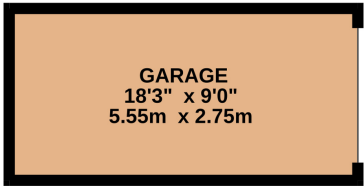
Outside, the rear garden is a standout feature: spacious, private, and mainly laid to lawn, with well-tended borders and a sunny aspect. It's an ideal space for outdoor dining, gardening, or simply enjoying the peaceful surroundings. With oil central heating, double glazing, and a turnkey finish throughout, this lovely home is ready for immediate occupation.

Whether you're looking to downsize without compromise or searching for a home that combines comfort with convenience, this property ticks all the boxes

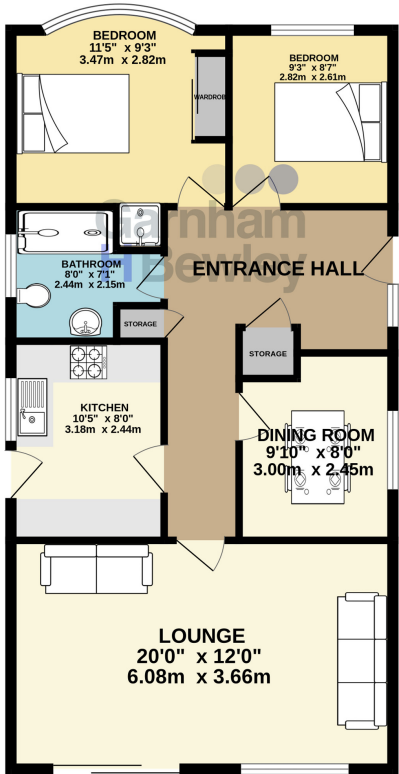


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# Accommodation



GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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

### Entrance Hallway

#### Lounge

20' 0" x 12' 0" (6.10m x 3.66m)

#### Dining Room

9' 10" x 8' 0" (3.00m x 2.44m)

#### Kitchen

10' 5" x 8' 0" (3.17m x 2.44m)

#### Bedroom One

11' 5" x 9' 3" (3.48m x 2.82m)

#### Bedroom Two

9' 3" x 8' 7" (2.82m x 2.62m)

#### Shower Room

8' 0" x 7' 1" (2.44m x 2.16m)

#### Outside

#### Front & Rear Garden

#### Garage & Driveway



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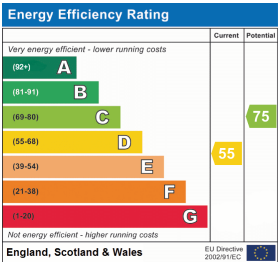




NEAREST TRAIN STATIONS

East Grinstead Station - 3.6 miles

Balcombe Station - 4.2 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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