

Price:

£425,000

17 Harmans Mead, East Grinstead



- End of Terrace Family Home
- Three Double Bedrooms
- Spacious Lounge/Diner
- Bespoke Kitchen with Pantry
- Drive for Multiple Cars & Garage
- Bathroom & Downstairs WC
- Private Rear Garden
- Within Close Proximity of Excellent Schools

For further information contact Garnham H Bewley:

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## 17 Harmans Mead, East Grinstead, West Sussex RH19 3XX

Tucked away within a peaceful cul-de-sac on the ever-popular Worsted Farm Estate, this attractive three-bedroom end-of-terrace mock-Georgian family home offers well-proportioned accommodation, a private west-facing garden backing onto woodland, and excellent potential to extend or reconfigure (subject to the necessary consents). The property further benefits from air conditioning and a driveway providing off-road parking for multiple vehicles.

The property is ideally positioned for family living, within easy reach of highly regarded primary and secondary schools, the open green spaces of East Court Playing Fields, and within walking distance of the historic East Grinstead High Street with its characterful Tudor buildings, independent shops, cafés and everyday amenities.

The ground floor comprises a welcoming entrance porch with useful storage and a downstairs cloakroom. This leads through to the spacious 17ft lounge/dining room, providing a bright and versatile reception space with direct access to the rear garden. The bespoke kitchen is well presented and thoughtfully designed with a range of attractive fitted units, work surfaces and space for appliances, and is further enhanced by the addition of a useful pantry, creating a practical and inviting space for everyday family life.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a principal bedroom positioned to the front of the property with fitted wardrobes. Bedroom two is also located at the front of the property, while the third bedroom overlooks the rear garden and woodland beyond. A family bathroom completes the accommodation.

Outside, the west-facing rear garden enjoys a particularly private aspect backing directly onto woodland, creating a pleasant leafy outlook and an ideal setting for outdoor entertaining. To the front, the property benefits from a driveway providing parking for multiple vehicles and an integral garage fitted with an electric roll-up door, offering useful storage or potential for conversion (subject to the necessary consents).

Overall, this is a well-located family home offering excellent potential for extension, including a possible rear extension and garage conversion, in a sought-after residential setting close to schools, green spaces and the amenities of East Grinstead High Street.

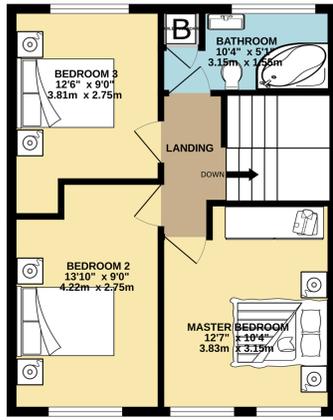


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1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



# Accommodation

## Ground Floor:

**Lounge / Diner:**  
12' 7" x 17' 10" (3.84m x 5.44m)

## Kitchen:

7' 8" x 11' 6" (2.34m x 3.51m)

## WC:

2' 7" x 6' 3" (0.79m x 1.91m)

## First Floor:

### Master Bedroom:

12' 7" x 10' 4" (3.84m x 3.15m)

### Bedroom Two:

9' 0" x 13' 10" (2.74m x 4.22m)

### Bedroom Three:

9' 0" x 12' 6" (2.74m x 3.81m)

### Bathroom:

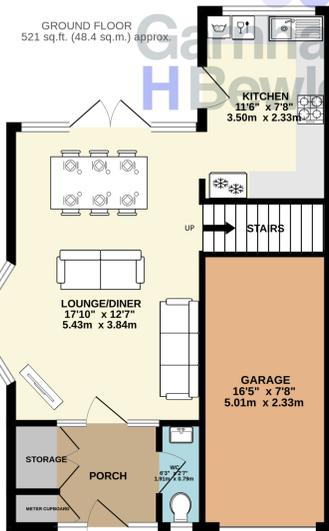
10' 4" x 5' 1" (3.15m x 1.55m)

### Outside:

#### Garage:

7' 8" x 16' 5" (2.34m x 5.00m)

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

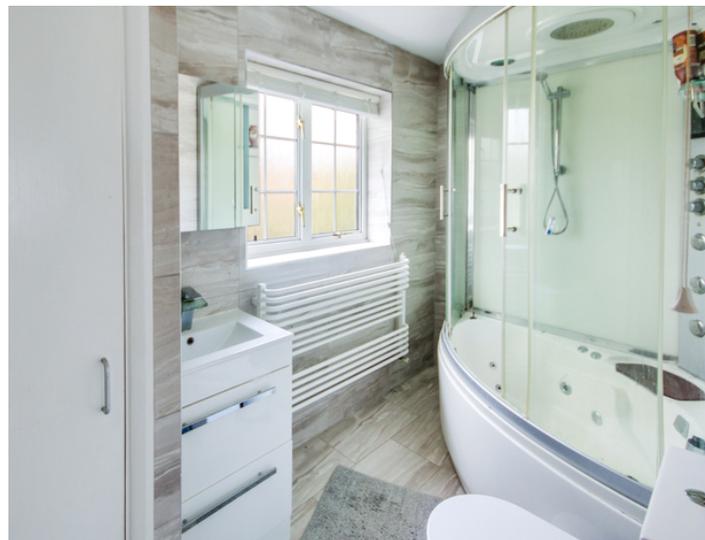


17 HARMANS MEAD - FLOORPLAN

TOTAL FLOOR AREA: 989 sq.ft. (91.9 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 (1.1 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

**Nearest Schools:**

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (1.0 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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