

Price:

£650,000

Garnham  
H Bewley

51 Stuart Way, East Grinstead



- Stunning Detached Family Home
- Four Bedrooms
- Contemporary Kitchen/Dining Room
- Utility and Downstairs Shower Room
- Family Bathroom
- Garden
- Double Garage and Driveway
- Popular Location

For further information contact Garnham H Bewley:

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



## 51 Stuart Way, East Grinstead, West Sussex RH19 4RR

Guide Price £675,000 to £700,000. Garnham H Bewley are pleased to present to the market this beautiful and well-presented four-bedroom detached family home, located on the sought-after Herontye estate. Ideally positioned within easy reach of the town centre and local schools, this spacious and versatile property offers generous living accommodation throughout, extending to approximately 1,514 sq ft.

**Ground Floor Accommodation:** The ground floor comprises a welcoming entrance hall, a modern shower room with low-level WC and wash hand basin, and a bright dual-aspect living room. The heart of the home is the contemporary kitchen/dining room, featuring an excellent range of wall and base units, integrated appliances including a dishwasher, gas hob, electric fan oven, microwave, a breakfast bar, and French doors opening to the rear garden. A useful utility room with sink, cupboard units, boiler cupboard, and side access completes the ground floor.

**First Floor Accommodation:** Upstairs, the spacious landing provides access to the loft and an airing cupboard. The principal bedroom benefits from fitted double wardrobes, while the second double bedroom also includes built-in wardrobes. There are two further bedrooms, ideal for children, guests, or home office use. The family bathroom features a walk-in shower cubicle, wash hand basin, and low-level WC.

**External Features:** Outside, the property offers driveway parking for two vehicles and access to a double garage with an electric up-and-over door. Gated side access leads to the private rear garden, which enjoys a sunny Westerly aspect. The garden is mainly laid to lawn with mature hedge and shrub borders providing excellent privacy, and a patio area adjacent to the house, perfect for outdoor dining. A greenhouse is also included. This attractive home is ideal for growing families seeking space, modern finishes, and a convenient yet peaceful location.



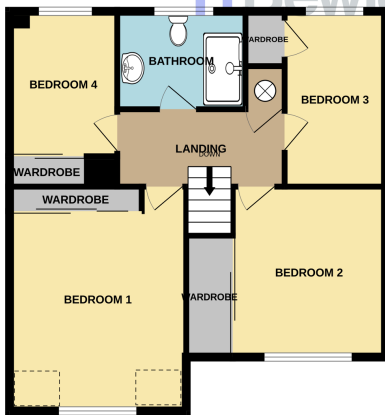
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GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



51 STUART WAY, EAST GRINSTEAD, W SUSSEX RH19 4RR

TOTAL FLOOR AREA: 1514 sq.ft. (140.7 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 Entrance Hall

**Downstairs Shower Room**  
6' 9" x 5' 6" (2.06m x 1.68m)

**Kitchen/Dining Room**  
25' 7" x 9' 10" (7.80m x 3.00m)

**Utility**  
6' 11" x 6' 10" (2.11m x 2.08m)

**Living Room**  
17' 2" x 11' 10" (5.23m x 3.61m)

## First Floor Landing

**Main Bedroom**  
15' 3" x 11' 10" (4.65m x 3.61m)

**Bedroom 2**  
11' 5" x 10' 1" (3.48m x 3.07m)

**Bedroom 3**  
11' 10" x 6' 7" (3.61m x 2.01m)

**Bedroom 4**  
9' 11" x 6' 10" (3.02m x 2.08m)

**Shower Room**  
8' 1" x 6' 6" (2.46m x 1.98m)

## Outside Garden

**Double Garage**  
17' 5" x 15' 11" (5.31m x 4.85m)

## Driveway



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	86
		EU Directive 2002/91/EC	

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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