

Price:

£600,000

12 Victoria Way, East Grinstead



- Stunning Link-Detached Family Home
- Four Bedrooms
- Stylishly Fitted Kitchen
- Bright & Spacious Living Room
- Modern Family Bathroom & WC
- Private, Low-Maintenance Rear Garden
- Driveway & Garage
- Within Walking Distance to East Grinstead High Street

For further information contact Garnham H Bewley:

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



12 Victoria Way, East Grinstead, West Sussex RH19 4RY

A stunning four-bedroom link-detached family home, ideally positioned on the ever-popular Herontye Estate, within walking distance of East Grinstead's charming Tudor High Street, highly regarded primary and secondary schools, and the picturesque Forest Way bridlepath.

This immaculately presented home offers spacious and well-balanced accommodation arranged over two floors and is in excellent condition throughout — perfect for families looking to move straight in.

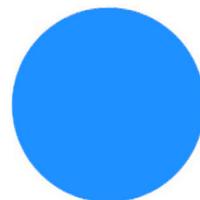
The ground floor opens into a welcoming entrance hall with useful storage and a convenient downstairs WC. To the front of the property is a generous living room, providing a superb space for relaxing and entertaining. To the rear, the impressive kitchen/diner forms the heart of the home, offering ample worktop space, room for family dining, and direct access to the garden — ideal for modern family life.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while bedrooms two and three offer comfortable double accommodation. Bedroom four makes an ideal nursery, home office or single bedroom. A stylish family bathroom serves the first floor.

Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep while still providing a pleasant and private outdoor space for children, relaxing, or summer entertaining. The garden also benefits from direct access into the garage.

The garage itself has been thoughtfully divided to create a useful storage area to the front, with a practical utility area to the rear — ideal for laundry and additional household appliances. To the front of the property there is driveway parking, adding further convenience for family living.

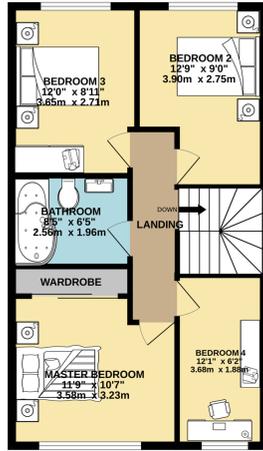
Situated in a highly sought-after residential location, this superb home combines convenience, space and presentation, with countryside walks along the Forest Way close by and the historic High Street just a short stroll away.



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1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



Accommodation

Ground Floor:

Living Room:

17' 7" x 14' 2" (5.36m x 4.32m)

Kitchen / Diner:

17' 7" x 12' 4" (5.36m x 3.76m)

WC:

5' 10" x 2' 10" (1.78m x 0.86m)

First Floor:

Master Bedroom:

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom Two:

12' 9" x 9' 0" (3.89m x 2.74m)

Bedroom Three:

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom Four:

12' 10" x 6' 2" (3.91m x 1.88m)

Bathroom:

8' 5" x 6' 5" (2.57m x 1.96m)

Outside:

Garage / Utility Area:

10' 2" x 9' 2" (3.10m x 2.79m)

Garage / Storage:

10' 2" x 7' 10" (3.10m x 2.39m)



12 VICTORIA WAY - FLOORPLAN

TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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 (0.8 miles)

Dormans Station (2.6 miles)

Lingfield Station (4.0 miles)

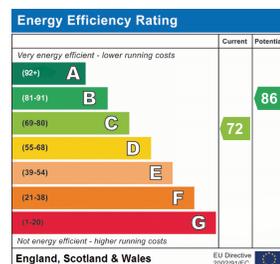
Nearest Schools:

The Meads Primary School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)

Sackville School - Ofsted: Good (0.6 miles)

Blackwell Primary School - Ofsted: Good (1.2 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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