

Price:

£415,000

Garnham  
H Bewley

28 Cromwell Place, East Grinstead



- Stunning End-of Terrace Home
- Three Bedrooms
- Bright & Airy Living Room
- Stylishly Fitted Kitchen
- Tastefully Finished Shower Room
- Landscaped Corner-Plot Garden
- Driveway Parking for Three Vehicles + Garage
- Within Walking Distance to East Grinstead High Street

For further information contact Garnham H Bewley:

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## 28 Cromwell Place, East Grinstead, West Sussex RH19 4SD

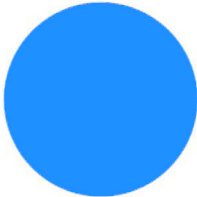
This stylish and beautifully presented three-bedroom end-of-terrace home is ideally situated on the highly regarded Herontye estate, offering modernised interiors, generous living space, ample parking and a landscaped corner plot garden.

The current owners have made a number of thoughtful improvements, creating a bright, contemporary home that is ready to move straight into. The ground floor features a welcoming entrance porch leading into a light-filled living room, perfect for everyday living and entertaining. To the rear, the modern kitchen/diner has been designed as a sociable space, ideal for family life, with direct access to the garden and excellent storage throughout.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious master with fitted wardrobes, a comfortable second double and a versatile third bedroom well suited as a home office, nursery or guest room. A modern shower room completes the accommodation, finished to a clean and contemporary standard.

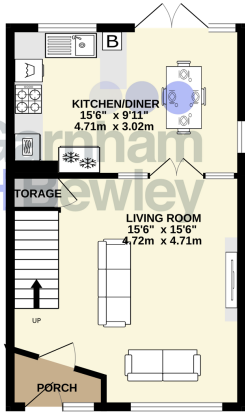
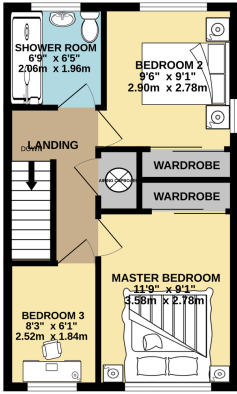
Outside, the property continues to impress. The landscaped corner plot garden has been carefully designed to provide both privacy and usability, creating an ideal space for outdoor dining and entertaining. To the front, the home benefits from a garage and driveway parking for up to three vehicles, offering excellent convenience for modern living.

Perfectly positioned within walking distance of highly regarded primary and secondary schools, East Grinstead's historic Tudor High Street, and the Forest Way bridlepath, this is a superb opportunity to acquire a modern, well-located home in one of the town's most desirable residential areas.

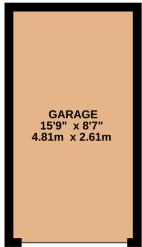


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1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



#### 28 CROMWELL PLACE - FLOORPLAN

TOTAL FLOOR AREA : 908 sq.ft. (84.4 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:

#### Living Room:

15' 6" x 15' 6" (4.72m x 4.72m)

#### Kitchen / Diner:

15' 6" x 9' 11" (4.72m x 3.02m)

### First Floor:

#### Master Bedroom:

9' 1" x 11' 9" (2.77m x 3.58m)

#### Bedroom Two:

9' 1" x 9' 6" (2.77m x 2.90m)

#### Bedroom Three:

6' 1" x 8' 3" (1.85m x 2.51m)

#### Shower Room:

6' 5" x 6' 9" (1.96m x 2.06m)

#### Outside:

#### Garage:

8' 7" x 15' 9" (2.62m x 4.80m)



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**Nearest Stations:**

East Grinstead Station (0.6 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.8 miles)

**Nearest Schools:**

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

Estcots Primary School - Ofsted: Good (0.5 miles)

Sackville School - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (1.0 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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