

Price:

£785,000

Garnham
H Bewley

21 Barton Crescent, East Grinstead



- Substantial Detached Family Home
- Completely Self-Contained Ground Floor Annexe
- Four / Five Double Bedrooms
- Three Large Reception Rooms
- Three Bathrooms + WC, Two Kitchens & Separate Utility Room
- Driveway & Garage
- South-Facing Rear Garden

For further information contact Garnham H Bewley:

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



21 Barton Crescent, East Grinstead, West Sussex RH19 4NR

Substantial Detached Family Home with Annexe – Herontye Estate, East Grinstead

Located on the sought-after Herontye Estate, this spacious and versatile detached family home enjoys a superb position backing onto the grounds of Barton St Mary. It's within easy reach of the Forest Way bridlepath, East Grinstead's historic Tudor High Street, and excellent primary and secondary schools.

Thoughtfully extended, the property offers generous accommodation including a self-contained annexe, ideal for multi-generational living, guests, or potential Airbnb income.

Main House: The ground floor features a bright, spacious lounge with double doors to the garden, a cloakroom/WC, and a kitchen/dining room overlooking the rear garden. A utility room connects the main house to the annexe, allowing the accommodation to be easily reconfigured if desired. Upstairs, there are four double bedrooms. The master suite has been extensively enlarged to include a walk-in dressing area with fitted wardrobes and a luxurious en-suite shower room. A further walk-in wardrobe offers scope to create an additional en-suite for bedroom two. The remaining bedrooms are served by a modern family bathroom.

Annexe: The self-contained annexe comprises a living room, kitchen, refurbished shower room, and double bedroom, plus its own private courtyard garden. Perfect for relatives, guests or rental use.

Outside: The rear garden is private and secluded, with a large patio terrace, lawn, and a superb insulated garden office with underfloor heating and power – ideal for home working. The garden also benefits from a greenhouse and a useful storage shed, providing excellent space for gardening enthusiasts and additional storage. To the front, the driveway offers ample parking for up to four cars.

This impressive home offers flexibility, privacy and an enviable location, making it perfect for families, multi-generational living or those seeking additional income potential.

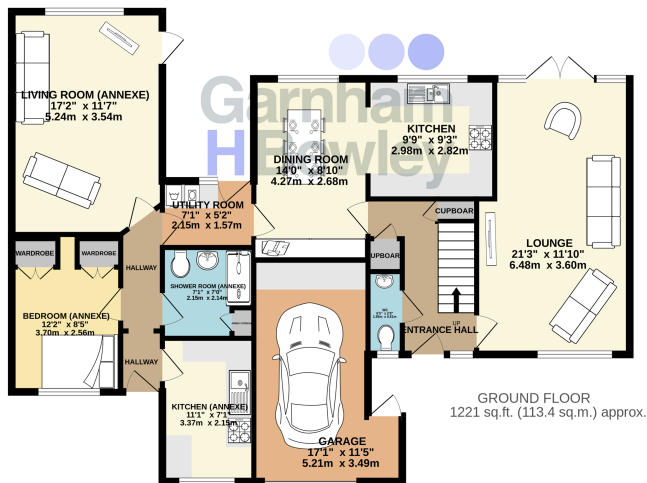
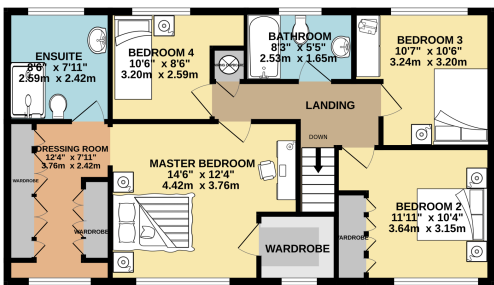


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Accommodation



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



21 BARTON CRESCENT - FLOORPLAN

TOTAL FLOOR AREA: 1999 sq.ft. (185.7 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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Ground Floor:

Lounge:

21' 3" x 11' 10" (6.48m x 3.61m)

Kitchen:

9' 9" x 9' 3" (2.97m x 2.82m)

Dining Room:

14' 0" x 8' 10" (4.27m x 2.69m)

WC:

6' 5" x 2' 8" (1.96m x 0.81m)

Utility Room:

7' 1" x 5' 2" (2.16m x 1.57m)

Living Room (Annexe):

17' 2" x 11' 7" (5.23m x 3.53m)

Bedroom (Annexe):

12' 2" x 8' 5" (3.71m x 2.57m)

Shower Room (Annexe):

7' 1" x 7' 0" (2.16m x 2.13m)

Kitchen (Annexe):

11' 1" x 7' 1" (3.38m x 2.16m)

Garage:

17' 5" x 17' 1" (3.48m x 5.21m)

First Floor:

Master Bedroom:

14' 6" x 12' 4" (4.42m x 3.76m)

Dressing Room:

12' 4" x 7' 11" (3.76m x 2.41m)

Ensuite:

8' 6" x 7' 11" (2.59m x 2.41m)

Bedroom Two:

11' 11" x 10' 4" (3.63m x 3.15m)

Bedroom Three:

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom Four:

10' 6" x 8' 6" (3.20m x 2.59m)

Bathroom:

8' 3" x 5' 5" (2.51m x 1.65m)



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Nearest Stations:

East Grinstead Station (1.0 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.9 miles)

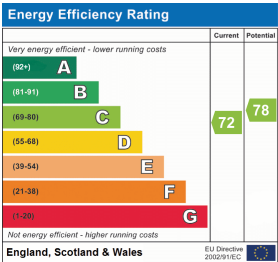
Nearest Schools:

Sackville School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.3 miles)

The Meads Primary School - Ofsted: Good (0.6 miles)

Blackwell Primary School - Ofsted: Good (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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