

Guide Price

£475,000

Garnham
H Bewley

46 Forest View Road, East Grinstead



- Semi Detached Family Home
- Three Family Size Bedrooms
- Two / Three Reception Areas
- Open Plan Kitchen / Dining Area
- Upstairs Bathroom & Downstairs WC
- Extended Ground Floor Living
- Spacious South Facing Garden
- Close To Town, Station & Schools

For further information contact Garnham H Bewley:

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



46 Forest View Road, East Grinstead, West Sussex RH19 4AR

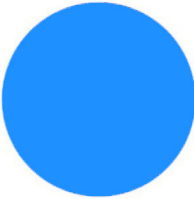
Garnham H Bewley are delighted to present this beautifully extended and immaculately presented three-bedroom semi-detached family home, situated in a sought-after residential area and offered to the market in excellent condition throughout. Blending timeless charm with modern convenience, this spacious property has been thoughtfully upgraded to provide an ideal layout for growing families or professionals seeking a stylish and versatile home with generous living and outdoor space.

Upon entering, you are greeted by a bright and welcoming hallway that leads into the principal reception areas. The front lounge is rich in character, featuring a large bay window that floods the space with natural light and a striking feature fireplace — creating a warm and inviting setting, perfect for relaxing evenings or entertaining guests. To the rear, the property has been skilfully extended to accommodate a stunning open-plan kitchen/dining area. The contemporary kitchen is fitted with an array of wall and base units, quality worktops, and freestanding appliances. Designed for both functionality and style, it offers ample space for meal preparation and informal dining. The adjoining dining area benefits from French doors opening directly onto the south-facing rear garden, creating a seamless flow between indoor and outdoor living — ideal for entertaining in warmer months or enjoying the garden year-round. A convenient understairs WC completes the ground floor, adding everyday practicality.

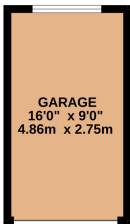
Upstairs, the home offers three well-proportioned bedrooms, each providing light, airy, and flexible accommodation. Whether used as bedrooms, guest rooms, or home offices, each space can be tailored to meet your individual needs. The family bathroom is well-appointed with a bath and overhead shower, wash basin, and WC.

Externally, the enclosed rear garden offers a superb outdoor retreat, primarily laid to lawn with a patio area perfect for al fresco dining or children's play. The garden also benefits from side access, providing added convenience for bikes, bins, or garden tools, and leads to a detached garage with power supply. To the front, a private driveway offers off-road parking, complemented by the additional benefit of an electric vehicle charging point — a valuable feature for modern living.

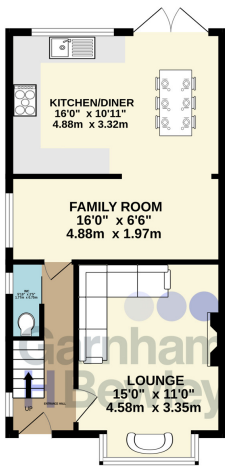
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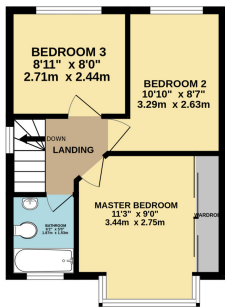
Accommodation



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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 not 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

Entrance Hallway

Lounge

15' 0" x 11' 0" (4.57m x 3.35m)

Family Room

16' 0" x 6' 6" (4.88m x 1.98m)

Kitchen / Diner

16' 0" x 10' 11" (4.88m x 3.33m)

Downstairs WC

5' 10" x 2' 5" (1.78m x 0.74m)

First Floor

Master Bedroom

11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)

Bedroom Three

8' 11" x 8' 0" (2.72m x 2.44m)

Bathroom

6' 2" x 5' 0" (1.88m x 1.52m)

Outside

Garage

16' 0" x 9' 0" (4.88m x 2.74m)

Rear Garden

Driveway Parking

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NEAREST TRAIN STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 2.8 miles

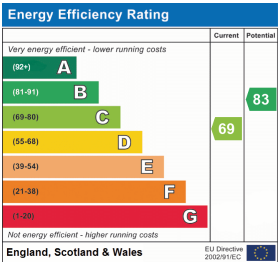
Lingfield Station - 4.1 miles

NEAREST SCHOOLS

The Meads Primary School - 0.3 miles

Estcots Primary School - 0.8 miles

Sackville School - 0.9 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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