

Price

£750,000

Garnham
H Bewley

8 Victoria Way, East Grinstead



- Four Bedroom Detached Family Home
- Impressive Kitchen / Diner
- Spacious Conservatory
- Utility Room
- Downstairs Shower Room
- Impressive Outbuilding
- Driveway & Double Garage

For further information contact Garnham H Bewley:

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



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

Situated in the ever-popular Herontye Estate, within close proximity to highly regarded schools and East Grinstead town centre, this impressive four-bedroom detached family home offers spacious and versatile accommodation, presented in excellent order throughout. From the moment you step into the inviting reception hall, the sense of space and quality is immediately apparent.

The ground floor boasts a well-appointed shower room with WC, a generous lounge featuring a stunning fireplace and front-aspect window, and a truly impressive open-plan kitchen/dining room. The refitted kitchen is the heart of the home, offering an extensive range of wall and base units, sleek work surfaces with matching upstands, integrated oven and microwave, built-in coffee machine, inset sink with drainer, built-in dishwasher, fridge, wine cooler and space for a range cooker. The kitchen enjoys views over the rear garden and flows seamlessly into a bright and airy conservatory with French doors opening onto the garden — ideal for entertaining or relaxed family living. Further ground floor accommodation includes a utility room with sink and space for a washing machine and freezer, providing internal access to the double garage. The garage features a useful partition, creating an additional office or workspace, with garden access for added convenience.

Upstairs, the home offers four well-proportioned bedrooms — perfectly suited to growing families or those needing extra space for guests or home working — and a stunning, recently refitted family bathroom, finished to a high specification.

Externally, the property boasts ample off-street parking, a double garage, and a beautifully landscaped rear garden. A generous patio area leads to a large expanse of lawn, while a stunning outbuilding currently houses a sunken hot tub with bi-folding doors, creating a fantastic indoor-outdoor experience. To the side, there is additional space offering excellent storage options and potential for further parking. This outstanding home combines generous proportions, high-quality finishes, and a desirable location — early viewing is highly recommended.

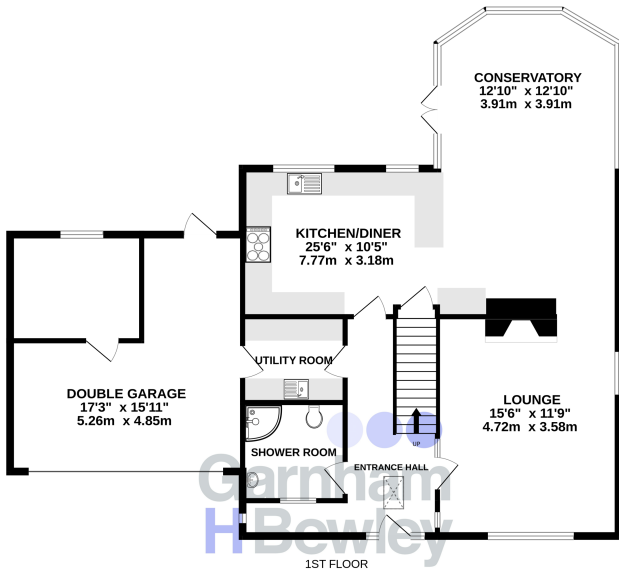


For further information contact Garnham H Bewley:

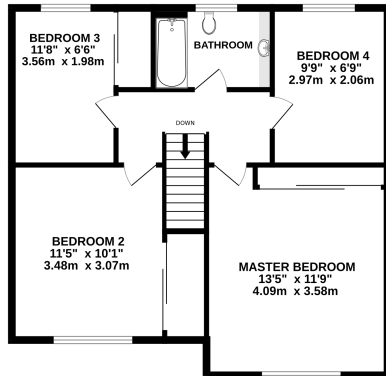
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

GROUND FLOOR



1ST FLOOR



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 is given as to their operability or efficiency can be given.
Made with Metropix ©2025

Entrance Hall

Lounge

15' 6" x 11' 9" (4.72m x 3.58m)

Kitchen / Dining Room

25' 6" x 10' 5" (7.77m x 3.17m)

Conservatory

12' 10" x 12' 10" (3.91m x 3.91m)

Utility Room

6' 10" x 5' 5" (2.08m x 1.65m)

Shower Room and W.C

First Floor

Master Bedroom

13' 5" x 11' 9" (4.09m x 3.58m)

Bedroom 2

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

Bedroom 3

11' 8" x 6' 6" (3.56m x 1.98m)

Bedroom 4

9' 9" x 6' 9" (2.97m x 2.06m)

Family Bathroom

Double Garage

17' 3" x 15' 11" (5.26m x 4.85m)

Driveway Parking



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



NEAREST RAILWAY STATIONS

East Grinstead Station

0.7 miles

Dormans Station

2.6 miles

Lingfield Station

4.0 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

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk