

Guide Price

£625,000

£600,000

Garnham  
H Bewley

2 Beacon Rise, East Grinstead



- Stunning Family Home
- Set Over Three Floors
- Good Sized Kitchen / Diner
- Three Well-Appointed Bathrooms
- Driveway Parking & Garage
- Far Reaching Views
- Private Rear Garden
- Popular Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 2 Beacon Rise, East Grinstead, West Sussex RH19 3FR

An Exceptionally Well-Presented Four-Bedroom Detached Family Home with Stunning Countryside Views Situated within a sought-after private development built in 2011, this beautifully maintained and generously proportioned four-bedroom detached residence offers nearly 2,000 sq ft of versatile living accommodation arranged over three floors. Enjoying panoramic views across the surrounding rural landscape, the property is ideally suited for modern family living.

**Ground Floor** The property is accessed via a welcoming storm porch leading into a spacious reception hallway, which benefits from an under-stair storage cupboard and a convenient downstairs cloakroom with low-level WC and wash hand basin. To the front, the bright and airy living room features a charming gas fireplace and a view across the front aspect. To the rear, the heart of the home is the superb open-plan kitchen/dining room, well-equipped with a range of wall and base units, integrated appliances including double ovens, a 4-ring gas hob, fridge/freezer, washing machine, dishwasher, and a sink with drainer. French doors open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

**First Floor** The first floor hosts a spacious master bedroom complete with a luxurious ensuite comprising a double shower suite, bath with mixer taps, low-level WC, and wash hand basin. Two further double bedrooms provide ample accommodation, with one benefiting from bespoke fitted wardrobes. The stylish family bathroom is fitted with a bath and mixer taps, wash hand basin, and low-level WC.

**Top Floor** Occupying the entire top floor is a generously sized double bedroom with far-reaching countryside views, extensive eaves storage, and a private ensuite featuring a double shower, wash hand basin, and low-level WC—offering an ideal guest suite or secluded retreat.

**External Features** Externally, the property enjoys driveway parking for two vehicles, leading to an integral garage with an up-and-over door. The private and well-established rear garden is mainly laid to lawn with a patio area immediately to the rear of the house, bordered by mature trees, shrubs, and flowering plants—creating a tranquil outdoor space for relaxation or entertaining. This exceptional family home combines space, style, and practicality in a peaceful and desirable setting, and early viewing is highly recommended.



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# Accommodation

GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR  
356 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1990 sq.ft. (184.9 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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Entrance Hall

Downstairs W.C.

Living Room

17' 3" x 13' 3" (5.26m x 4.04m)

Kitchen / Dining Room

12' 11" x 20' 3" (3.94m x 6.17m)

First Floor

Master Bedroom

17' 2" x 10' 10" (5.23m x 3.30m)

En-suite

Bedroom 3

14' 0" x 11' 6" (4.27m x 3.51m)

Bedroom 4

16' 9" x 9' 2" (5.11m x 2.79m)

Family Bathroom

Second Floor

Bedroom 2

17' 2" x 10' 10" (5.23m x 3.30m)

En-suite

Garage

17' 0" x 9' 5" (5.18m x 2.87m)



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## NEAREST RAILWAY STATIONS

East Grinstead Station

1.5 miles

Dormans Station

1.5 miles

Lingfield Station

2.8 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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