



21 Grosvenor Road, East Grinstead, RH19 1HS

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J A M E S D E A N
E S T A T E A G E N T S

Grosvenor Road is located just a short walk from East Grinstead town centre and train station with links to London & the South Coast.

This beautifully presented house has been extended providing the property with a wonderful open kitchen/dining room which extends into a family room with a character fireplace. Double doors open to the sitting room, again with a further feature fireplace, oak flooring extends throughout the ground floor, the bay window allows natural light source, other features include a picture rail & cornice ceiling.



There is also a cloakroom.

Upstairs there are three double bedrooms and a family bathroom, the master bedroom has fitted wardrobes a feature fireplace, larger bay window and character features. Bedrooms two & three are generous in size. A well-appointed family bathroom comprises panel enclosed bath with shower, hand basin inset to vanity unit & low level wc.

Bi-fold doors open to the composite decked area, ideal for barbeques/entertaining, the remaining garden is laid to lawn. There is also a purpose-built garden room that provides flexible office/gym/studio space with power & light.

Parking arrangements are residents permits issued by the local council.

Guide Price £595,000



Floor plan



Grosvenor Road, RH19
Approx. Gross Internal Floor Area 1,538 sq. ft. (142.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold
Council Tax Band: D

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