



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Dunnings Road, East  
Grinstead, West Sussex,  
RH19**

**cubitt&west**  
Helping you move forwards





## Main features

- **Characterful Edwardian semi-detached house**
- **Immaculately presented throughout**
- **Generous mature rear garden and driveway currently used for 2 cars**
- **Situated in the Sunnyside area, close to popular school and a short walk from town**
- **Large loft bedroom with Juliette balcony, shower and cloakroom**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'1 x 12'0 (3.69m x 3.66m)

Dining Area: 15'7 x 12'2 (4.75m x 3.71m)

Kitchen: 11'5 x 7'4 (3.48m x 2.24m)

### FIRST FLOOR

Landing

Bedroom 2: 12'3 x 11'7 (3.74m x 3.53m)

Bedroom 3: 12'0 x 9'3 (3.66m x 2.82m)

Bathroom

### SECOND FLOOR

Landing

Cloakroom

Bedroom 1: (L-shaped) 21'2 x 12'0 at widest point (6.46m x 3.66m) plus 9'4 x 6'7 at narrowest point (2.85m x 2.01m)

Juliette Balcony

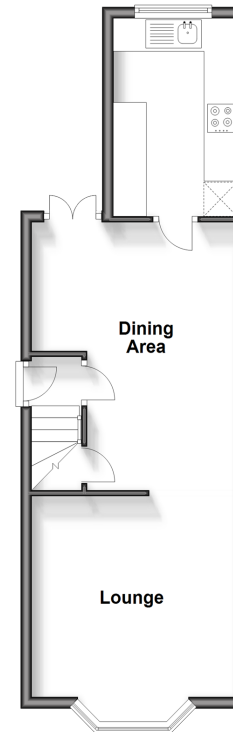
### OUTSIDE

Front & Rear Garden

Driveway

### Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



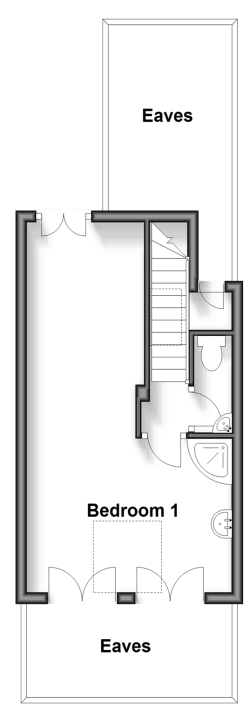
### First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



### Second Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



**Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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