



**Price**

**£580,000**

**Freehold**

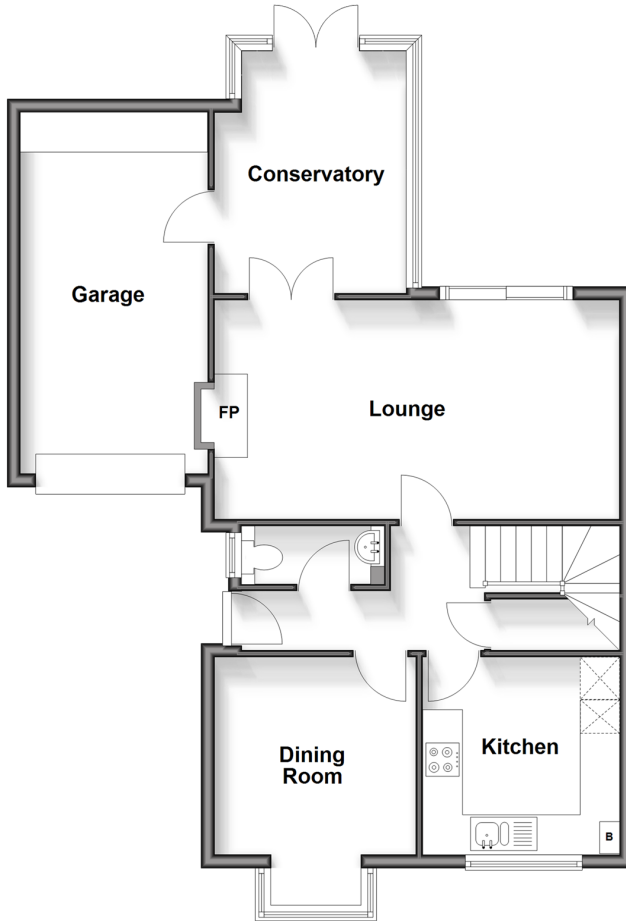
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**York Avenue, East  
Grinstead, West Sussex,  
RH19**

**cubitt&west**  
Helping you move forwards

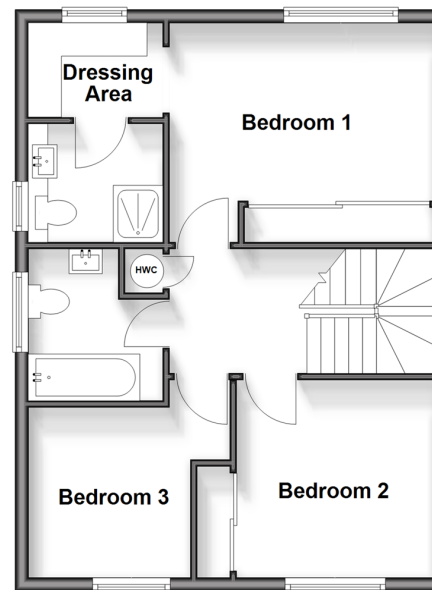
### Ground Floor

Approx. 76.6 sq. metres (824.0 sq. feet)



### First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 20'1 x 11'0 (6.13m x 3.36m)

Conservatory: 12'3 x 9'8 (3.74m x 2.95m)

Kitchen: 9'8 x 9'7 (2.95m x 2.92m)

Dining Room: 10'1 x 10'1 up to bay (3.08m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 8'9 (3.99m x 2.67m)

En-Suite

Dressing Area: 6'7 x 4'6 (2.01m x 1.37m)

Bedroom 2: 10'0 x 9'8 (3.05m x 2.95m)

Bedroom 3: 8'4 x 8'0 (2.54m x 2.44m)

Bathroom

### OUTSIDE

Front & Rear Garden

Garage

Driveway





## Main features

- Lovely un-overlooked garden with 'suntrap' patio
- A short walk to town centre
- Close to the Forest Way pedestrianised walking trail
- Presented in very good order with recently updated bathrooms
- Unusually large corner plot offering ample parking and scope to extend (STPP)



### Nearest Schools

Primary Schools: Estcots Primary 0.7 miles, Meads Primary, The 0.8 miles, Blackwell Primary 1.7 miles

Secondary Schools: Sackville School 0.7 miles, Greenfields School 2.3 miles, Imberhorne School 2.5 miles



### Transport Information

Train Stations: East Grinstead 1.6 miles, Dormans 3.7 miles, Lingfield 5.8 miles



### Address

York Avenue, East Grinstead, West Sussex, RH19



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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