



OVER 60?
Secure this property
for up to **59% less!**

Price

£475,000

Freehold

3x 2x 3x

**Felbridge Close, East
Grinstead, West Sussex,
RH19**

cubitt & west
Helping you move forwards



Main features

- Generous sunny garden
- Large rear single storey extension
- Offered with no onward chain
- Scope to further extend (subject to planning permission)
- Located in a lovely, quiet, family friendly cul-de-sac

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'8 x 12'4 (4.78m x 3.76m)
 Play Room: 10'1 x 9'2 (3.08m x 2.80m)
 Dining Area: 17'7 x 9'7 (5.36m x 2.92m)
 Kitchen: 9'1 x 8'4 (2.77m x 2.54m)
 Shower Room/Utility Room: 11'8 x 6'4 (3.56m x 1.93m)

FIRST FLOOR

Landing

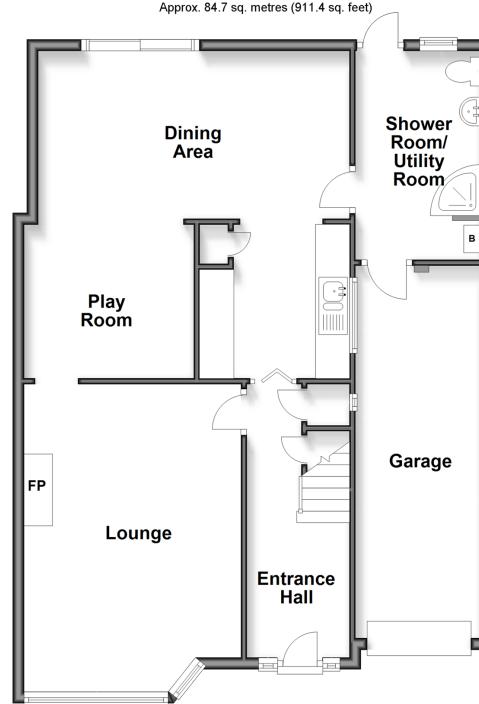
Bedroom 1: 12'1 x 11'4 (3.69m x 3.46m)
 Bedroom 2: 11'7 x 11'0 (3.53m x 3.36m)
 Bedroom 3: 8'9 x 7'5 (2.67m x 2.26m)
 Bathroom

OUTSIDE

Front & Rear Garden
 Garage: 21'1 x 7'8 (6.43m x 2.34m)
 Driveway

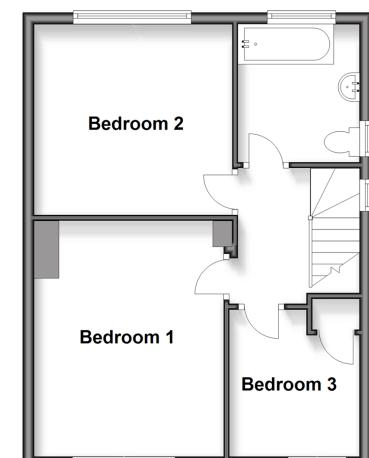
Ground Floor

Approx. 84.7 sq. metres (911.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.2 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 50% less, by purchasing a Lifetime Lease.

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

EPC RATING: B(81) CURRENT: B(81) POTENTIAL: B(85)

