



Connells

Grosvenor Road
EAST GRINSTEAD



Property Description

Connells are pleased to present to the market this versatile three / four bedroom semi-detached family home, situated within easy reach of the Train Station. The property benefits from wood framed, double glazed sash windows and is presented over three floors, offering spacious accommodation, whilst oozing with character from its many traditional features. Internally, the property benefits from an entrance hall, leading to the lounge to the front. The lounge itself has a beautiful bay window to the front with a feature fireplace and surround, this leads to the dining room which has a feature fire breast and surround. To the rear, there is an open plan kitchen / breakfast room, ideal for family living. The modern 'Schmidt' kitchen, boasts ample work top and storage space with space for a range of white goods. On the first floor, there is a master bedroom to the front, benefiting from built-in wardrobes and a feature fireplace. There is also a good sized third bedroom and a study, which could also be used as a cot room. A family bathroom with a double width walk in shower completes the first floor. On the second floor, there is a bright double bedroom with Velux windows and an en-suite shower room. Externally, the property offers a private rear garden laid to lawn with a patio area and a border of mature shrubs, there is a detached external workshop with power and light, there is a courtyard garden to the front, alongside permit parking for the property.

Front

Path to door, and courtyard garden.

Entrance Hall

Stairs to first floor. Laminate flooring and radiator.

Cloakroom

WC, wash hand basin and laminate flooring.

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

Bay window to front. Feature fire and surround. TV point, power points, radiator and carpet.

Kitchen/ Breakfast room

48' 2" x 33' 8" (14.68m x 10.26m)

Window to rear. Wall and base units. Electric oven, gas hob and extractor fan. Built-in fridge freezer, plumbing for washing machine, tumble dryer and dishwasher. Tiled floor and power points.

Feature fire breast and surround.

Dining Room

13' 4" x 9' 7" (4.06m x 2.92m)

Feature wood store and surround, fitted carpet, power points and radiator.

First Floor Landing

Door to all rooms and staircase to second floor. Power points and carpet.

Bedroom 1

13' 11" x 14' 7" (4.24m x 4.45m)

Windows to front. Built-in wardrobes. Feature fire and surround. Power points, radiator and carpet.

Bedroom 3

9' 10" x 9' 7" (3.00m x 2.92m)

Window to rear. Cupboard, power points, radiator and carpets.

Study

7' 9" x 8' 8" (2.36m x 2.64m)

Window to rear. Cupboards, power points, radiator and carpet.

Family Bathroom

Window to side, low level WC, wash hand basin and vanity unit. Double width walk-in shower with shower overhead. Heated towel rail, tiled flooring and part tiled walls.

Second Floor Landing

Carpet.

Bedroom 2

18' 1" x 8' 5" (5.51m x 2.57m)

Window to rear. Built-in wardrobes. TV point, power points and laminate flooring.

En Suite

WC, wash hand basin and vanity unit. Corner shower with shower over. Cupboard and heated towel rail. Tiled walls and laminate flooring.

Rear Garden

Laid to lawn with patio area and borders containing bushes. Fenced boundaries, power points and tap.

Parking

Permit parking to front of property.

Workshop/shed

Window to front and internal power supply.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/EGR404381



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