



Connells

Chequer Road
East Grinstead



Property Description

GUIDE PRICE: £315,000 - £325,000. NO ONWARD CHAIN! Connells are pleased to present to the market this two double bedroom mid terraced home, located within the heart of East Grinstead. The property is presented to the market with no onward chain and is offered to the market for the first time in 50 years! The property would make an ideal first time or investment purchase, with plenty of scope to put your own stamp on the property. Internally, the property benefits from a dining room to the front with an equally sized lounge to the rear, the lounge offers additional built in storage space too. To the rear, the property has a well equipped kitchen, which gives access to the rear garden. The kitchen is open plan and leads onto a convenient utility room which has space for a range of white goods. There is also a downstairs WC. On the first floor, there are two double bedrooms, with the master bedroom at the front providing loft access too. The accommodation is complete with a family bathroom, offering both bath and shower facilities. Externally, there is a private low maintenance garden which is laid to patio, ideal for hosting and entertaining. The rear garden has a garden shed and gated rear access too. To the front, there is on street parking via permits. Located in this central location, there is access to the towns shops, restaurants and mainline train station.

Front Door

Leading to,

Dining Room

10' 10" x 10' 10" max (3.30m x 3.30m max)
Window to front. Radiator, power points and carpet.

Lounge

12' 8" x 10' 10" (3.86m x 3.30m)
Window to rear. Stair to first floor. Built-in cupboard, radiator, power points and carpet.

Kitchen

7' 10" x 6' 5" (2.39m x 1.96m)
Window to side and door to garden. Range of wall and base units, stainless steel sink with mixer tap and drainer. Electric eye-level oven, electric hob with extractor over. Part-tiled walls, tiled floor and power points.

Utility Room

9' 1" max x 6' 8" (2.77m max x 2.03m)
Window to side. Wash hand basin and wall-mounted boiler. Space for fridge freezer, plumbing for washing machine. Tiled floor and power points.

Cloakroom

Window to rear. WC, tiled walls and floor.

Landing

Doors to bedrooms. Fitted carpet.

Bedroom 1

11' x 10' 11" (3.35m x 3.33m)

Window to front. Access to loft. Radiator, power points and carpet.

Bedroom 2

9' 11" x 10' 11" (3.02m x 3.33m)

Window to rear. Built-in cupboard. Radiator, power points and carpet.

Bathroom

Window to rear. WC, wash hand basin, paneled bath, tiled walls, radiator and carpet.

Rear Garden

Bordered by fences with gated rear access. Laid to patio and garden shed.

Parking

Permit Parking available on road. Public car park only a short distance away. Free of charge between hours of 6pm-8am and on Sundays /bank holidays etc









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

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EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/EGR404531](https://www.connells.co.uk/Property/EGR404531)



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