



Connells

West Hill  
East Grinstead



## Property Description

A MUST SEE! Connells are pleased to bring to the market this extended two-bedroom semi-detached house, located in this sought after residential location, on the outskirts of East Grinstead Town Centre. The property is immaculately presented throughout and is an ideal first-time purchase or for someone looking to downsize. Internally, the property comprises of an entrance hall, leading to a beautiful lounge. The lounge itself has a feature wood burner with brick surround. To the rear, there is a modern open plan kitchen/diner. The kitchen boasts a range of integrated appliances and space for further white goods. There is a breakfast bar, creating a seamless flow to the dining area, which offers patio doors to the rear, flooding the room with light. On the first floor, the property has plenty more to offer, with a spacious master bedroom to the front and a second bedroom to the rear. The internal accommodation is complete with a modern family bathroom, complete with a roll top bath and separate shower unit. Externally, the property offers off road parking to the front, whilst to the rear, there is a well-maintained rear garden laid to astro-turf with gated side access. Situated within easy reach of the town centre and mainline train station, this is a superb purchase.

## Front Garden

Paved driveway leading to:

## Entrance Hall

With stairs to first floor and leading to Lounge.

## Lounge

14' 1" x 13' 3" ( 4.29m x 4.04m )

With bay window to the front. Feature wood burner and surround. TV point, radiator and power points.

## Kitchen/Diner

19' 8" max x 14' 8" ( 5.99m max x 4.47m )

Dual aspect with window to the side and patio door to the rear. Range of wall and base units with work tops over incorporating sink top and drainer with mixer taps. Space for fridge freezer and built-in dishwasher. Breakfast bar area. Radiator, power points and laminate flooring.

## Landing

With doors to all rooms and access to the loft.

## Bedroom 1

11' 5" x 10' 9" ( 3.48m x 3.28m )

With window to the front. Built-in wardrobe, radiator and power points.

## Bedroom 2

12' 4" x 6' 8" ( 3.76m x 2.03m )

With window to the rear. Radiator and power points.

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin and roll-top bath with mixer tap and shower attachment. Separate shower unit with shower over. Heated towel rail, part-tiled walls and tiled floor.

## Rear Garden

With astro-turf and patio area. Fenced boundaries and gated side access. External power points.

## Driveway

With parking for 1 vehicle.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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