



Connells

Sackville Gardens
East Grinstead

Sackville Gardens East Grinstead RH19 2AH

Offers in Excess of For Sale - £365,000



Property Description

CALL TO VIEW NOW! A beautifully presented two double bedroom family home, situated in the heart of East Grinstead. The property has been upgraded throughout, to create an ideal first-time purchase. Internally, the property comprises of an entrance hall, leading onto a spacious lounge, with a bay window to the front, flooding the room with light. Whilst to the rear, there is a modern kitchen/diner with patio doors onto the rear garden. The kitchen offers ample space for a range of white goods, and further under stairs storage, whilst there is a good-sized dining area, which is ideal for hosting and entertaining. On the first floor, there is a spacious master bedroom with fitted wardrobes and an equally spacious second double bedroom to the rear. The accommodation is complete with a stunning bathroom, with separate bath and shower facilities. Externally, there is an extensive rear garden, laid to lawn with patio area, whilst to the front, there are ample communal parking spaces. Situated in this popular residential location, you are ideally situated for access to the local Ofsted rated schools and within easy reach of the town centre and train station.

Front

Path to door, and lawn garden to side.

Entrance Hall

Stairs to first floor and coat hanging space.

Lounge

13' 2" x 14' (4.01m x 4.27m)

Bay window to front, feature fireplace and surround. TV point, radiator and power points.

Kitchen / Diner

8' 6" x 18' 7" (2.59m x 5.66m)

Window and patio doors to rear. A range of base and wall mounted units, sink with drainer and mixer taps. Electric oven, gas hob and extractor fan overhead. Space for fridge freezer and plumbing for washing machine. Wall mounted boiler, under stairs cupboard, power points and radiator.

Landing

Door to all rooms, loft access and storage cupboard. Fitted carpet, power points and radiator.

Bedroom 1

10' 6" x 15' 4" (3.20m x 4.67m)

Window to front, a range of fitted wardrobes, fitted carpet, power points and radiator.

Bedroom 2

11' 5" x 11' 6" (3.48m x 3.51m)

Window to rear, feature fireplace and surround, fitted carpet, power points and radiator.

Family Bathroom

Window to rear. Low level WC, wash hand basin and vanity unit. Bath with mixer taps and shower attachment. Double width shower unit with shower overhead. Tiled flooring and part tiled walls.

Rear Garden

Enclosed by fences. Laid to lawn with patio area and garden shed.

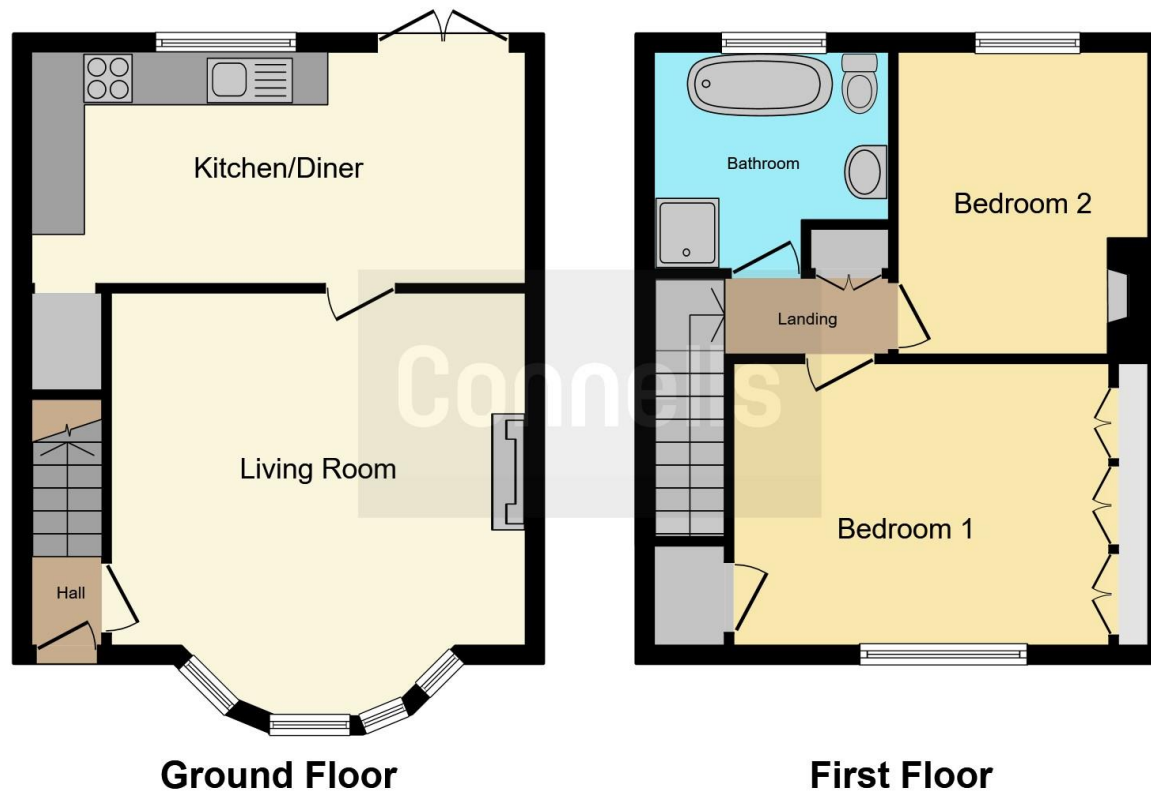
Parking

Communal to front.









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

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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EGR404972



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR404972 - 0004