



**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.

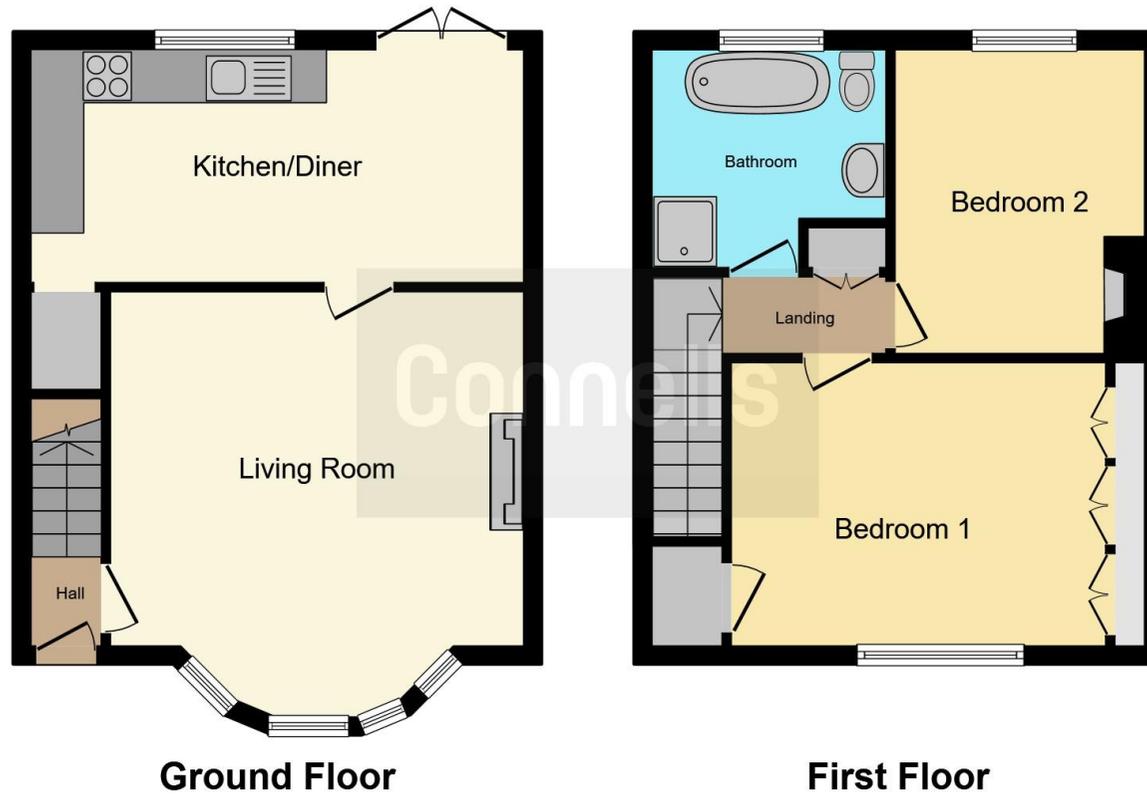
### Parking

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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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