



Connells

Manning Close
East Grinstead

Manning Close East Grinstead RH19 2DR

for sale guide price
£400,000



Property Description

A fantastic town house property boasting off road parking and a private rear garden. Located centrally to East Grinstead access to the mainline train station is within a 10 mins walk and will be straight forward if commuting to London is on your agenda throughout the week. The High Street is only a 10 mins short walk away as well, so nice and convenient for your everyday or weekend use. With a layout over three floors town houses often offer great overall space and versatile living accommodation, this one will not disappoint. You can alter and manoeuvre the property to the style of living you enjoy. As you enter the front door you will be pleased to see the home is maintained to a high standard and remains modern in its appeal. A large kitchen/diner is fully fitted with brand new appliances and space for kitchen table and chairs and access to the private rear garden, ideal for entertaining guests or family time. Across the first floor you will find a generous lounge and a double bedroom, the lounge benefiting from two windows allowing plenty of natural light to flow through the house. The second floor is where you will find two further bedrooms and a modern family bathroom. Overall, this house would be perfect for the demands of a growing family. Located in no-through Richmond Square, boasting a small selection of properties with delightful green and gardens in the centre, a lovely, secluded spot for children to play safely.

Entrance Hall

With stairs leading to First Floor.

Cloakroom

Suite comprising low-level WC and wash hand basin.

Kitchen/Diner

12' 8" x 10' 2" (3.86m x 3.10m)

Newly renovated kitchen/diner with built-in appliances leading to garden.

Landing

With Stairs leading to second floor.

Lounge

12' 8" x 9' 8" (3.86m x 2.95m)

Spacious lounge with several plug points and two double glazed windows.

Bedroom 2

12' 8" x 10' 10" (3.86m x 3.30m)

Recently decorated room with several plug points and built-in cupboards.

2nd Floor

With doors to all rooms.

Bedroom 1

12' 8" x 10' 10" (3.86m x 3.30m)

Generous bedroom with range of built-in wardrobes.

Bedroom 3

10' 3" x 7' 2" (3.12m x 2.18m)

Recently decorated to high specification.

Bathroom

Recently renovated to high standard.

Rear Garden

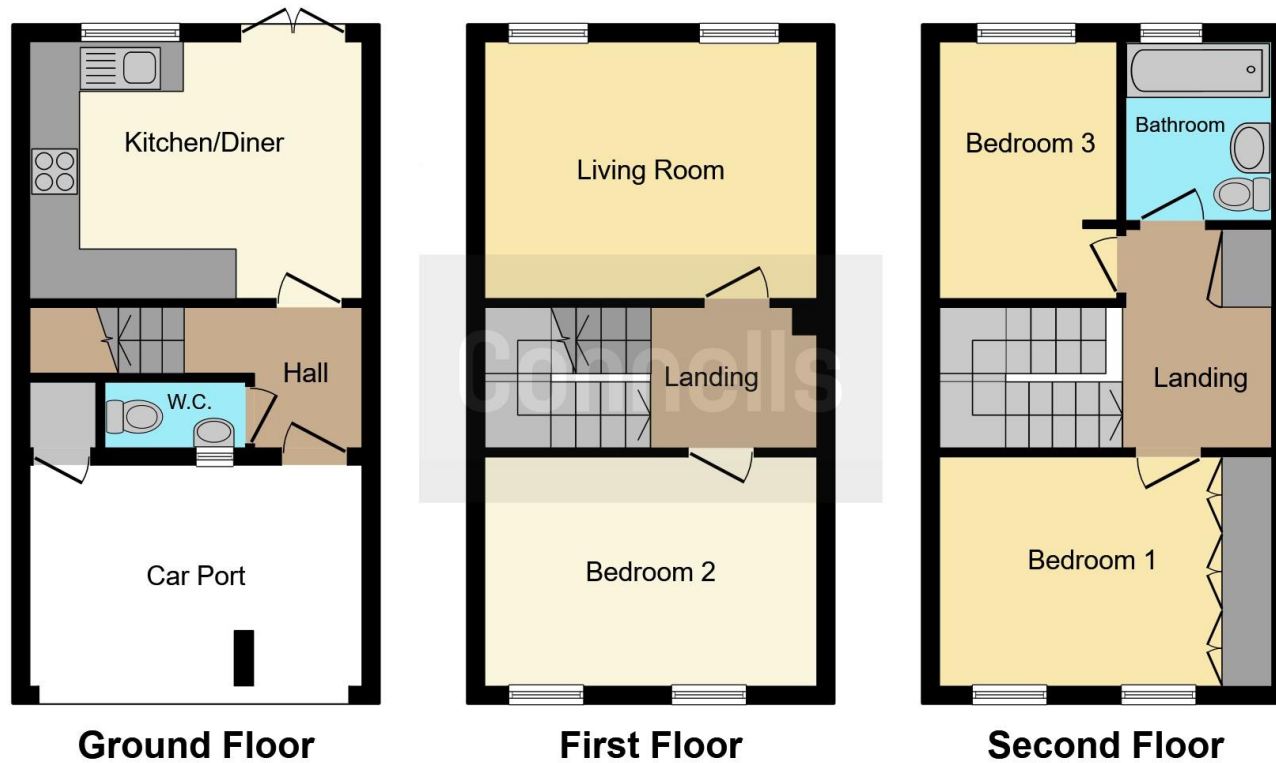
With fenced boundaries and low-maintenance chequered slabs leading to steps down to lower area, ideal for seating.

Parking

Brick-built carport to front of property.







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

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90 London Road
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: EGR405050 - 0006