



**Connells**

Thistly Field  
East Grinstead



# Thistly Field East Grinstead RH19 4TX

for sale guide price  
**£265,000 - £275,000**



## Property Description

Located in a quiet residential area, this well-presented one-bedroom ground floor maisonette offers comfortable living with the rare benefit of a large private rear garden. Ideal for first-time buyers, downsizers, or investors, the property features a bright living room, a well-sized bedroom, a modern kitchen, and a stylish bathroom.

The standout feature is the spacious rear garden-perfect for entertaining, gardening, or simply relaxing outdoors. Additional benefits include private entrance, gas central heating, and convenient on-street parking.

Just a short distance from East Grinstead town centre, local shops, and transport links, this is a fantastic opportunity to own a property with both space and convenience.

## Entrance Hall

With laminate flooring.

## Lounge

13' 6" x 12' 10" ( 4.11m x 3.91m )

Open plan lounge/kitchen present to a good standard, opening up to garden.

## Bedroom 1

15' x 11' 6" ( 4.57m x 3.51m )

Generous sized bedroom with new sockets dotted around as well as newly double glazed

windows.

## Rear Garden

Large sunny rear garden benefiting from patio and side access.

## Parking

Driveway to the side of the 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](http://www.focalagent.com)

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**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405047](http://connells.co.uk/Property/EGR405047)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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