



**Connells**

Fulmar Drive  
East Grinstead





## Property Description

Located in a sought-after residential area of East Grinstead, this three-bedroom detached house offers a fantastic opportunity for buyers looking to modernise and add value. The property backs directly onto peaceful woodlands, offering a wonderful sense of privacy and a scenic outlook.

The ground floor features a spacious lounge, separate dining area, and kitchen with access to the rear garden. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from a private garden backing onto woodland, a garage, and off-road parking. This is an ideal project for anyone looking to create their dream home in a desirable setting, with great access to local schools, shops, and transport links.

Offered with no onward chain - early viewing advised.

## Front Garden

Compact front garden.

## Cloakroom

Low level WC and wash hand basin with window to the side.

## Lounge/Diner

23' 3" x 11' 3" max ( 7.09m x 3.43m max )  
Open plan lounge/diner with large windows to the front.

## Kitchen

12' 5" x 8' 8" ( 3.78m x 2.64m )  
Galley Kitchen with doors leading to the rear garden with several power points.

## Landing

With doors leading to all rooms and loft access.

## Bedroom 1

11' 5" x 10' 3" ( 3.48m x 3.12m )  
Generous sized bedroom with built-in wardrobes overlooking the rear of the property and Ashplats Wood.

## En Suite

Suite comprising wash hand basin and shower unit.

## Bedroom 2

8' 6" x 10' 5" ( 2.59m x 3.17m )  
Good sized bedroom with radiator and several power points.

## Bedroom 3

8' 1" x 9' 6" ( 2.46m x 2.90m )  
Currently being used as office space with several power points.

## Bathroom

Suite comprising low level WC, wash hand basin and spa bath.

## Rear Garden

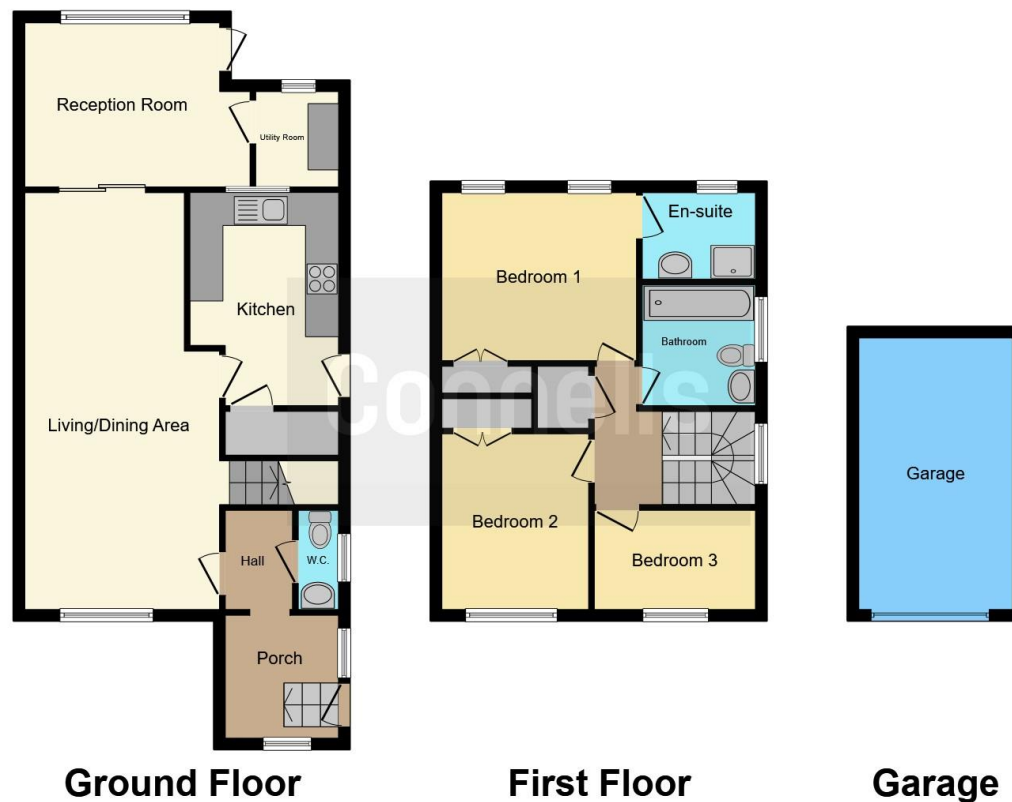
Mature rear garden leading onto the famous Ashplats Woods.











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: Awaited  
 Council Tax Band: E

Tenure: Freehold

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