



Connells

Fulmar Drive
East Grinstead

Fulmar Drive East Grinstead RH19 3NN

for sale offers in excess of
£450,000



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

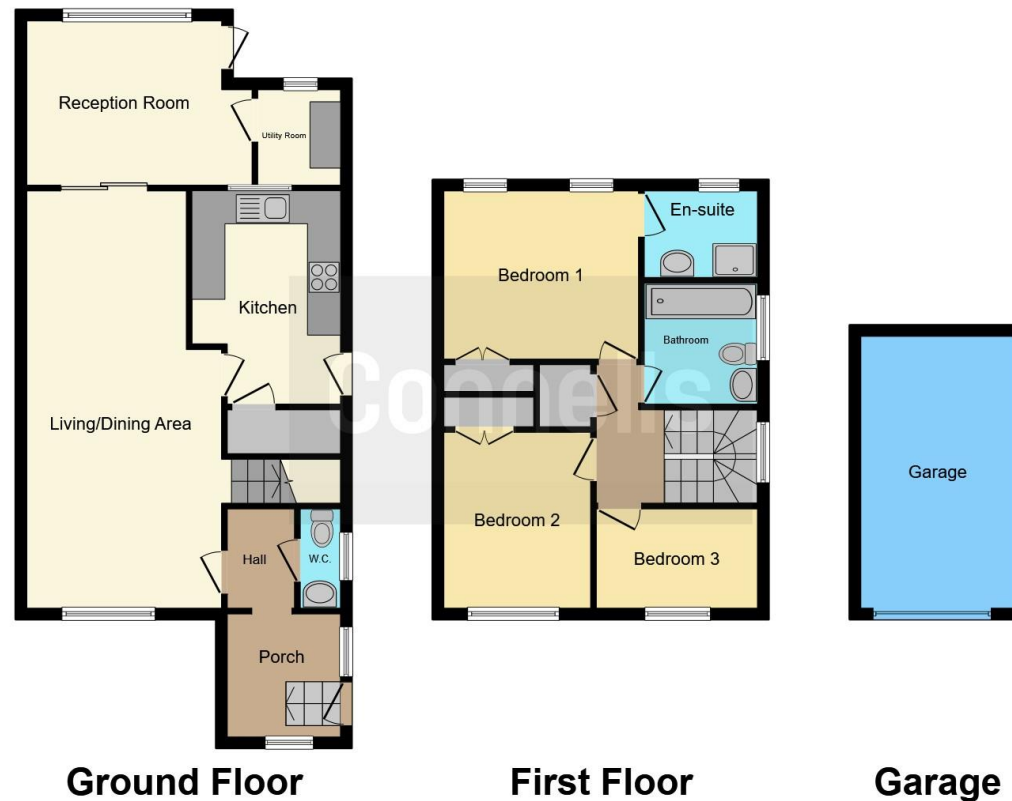
basin and spa bath.

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

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: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405011



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: EGR405011 - 0004