



Connells

Manning Close
East Grinstead



Property Description

after location.

Guide Price £550,000-£575,000. A much-loved 4/5-bedroom townhouse set in a peaceful Victorian-style square close to East Grinstead town centre and the mainline station. Owned for 25 years, this warm, versatile home offers generous space across three floors, ideal for families, home-workers and commuters.

The ground floor features an inviting entrance hall with Amtico flooring, a study/bedroom five, downstairs W.C. and a well-equipped kitchen opening into a spacious conservatory with underfloor heating, perfect for dining and relaxing while enjoying views of the private garden.

The first floor offers a bright, airy lounge with wood flooring, plus two double bedrooms, one with built-in wardrobes and the other with a charming balcony.

The top floor includes the master bedroom with en-suite and fitted wardrobes, a further bedroom with fitted wardrobe overlooking the garden, and the family bathroom.

Outside, the property benefits from a peaceful mature garden with multiple seating areas and a garage with work benches, shelving and rear access. To the front, the property enjoys a private car port and small garden offering added privacy, a communal green, additional parking and excellent access to popular schools, bus routes and local amenities. A rare opportunity to secure a spacious, adaptable home in a highly sought-

Front Garden

Entrance Hall

Cloakroom

Study

9' 9" x 9' 6" (2.97m x 2.90m)

Kitchen

12' x 9' (3.66m x 2.74m)

Conservatory Living/Dining

16' 10" x 15' 3" (5.13m x 4.65m)

Lounge

19' 7" x 15' 6" (5.97m x 4.72m)

Bedroom 2

11' 5" x 9' (3.48m x 2.74m)

Bedroom 4

9' 2" x 7' 5" (2.79m x 2.26m)

Bedroom 1

12' x 9' 2" (3.66m x 2.79m)

En Suite

Bedroom 3

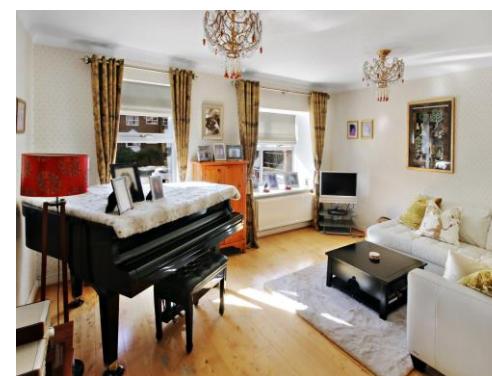
12' x 9' (3.66m x 2.74m)

Family Bathroom

Car Port

Garage

Rear Garden









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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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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