



RAYNERS  
TOWN & COUNTRY

26 GREENHURST DRIVE,  
EAST GRINSTEAD, WEST SUSSEX, RH19 3NE



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GUIDE PRICE £450,000

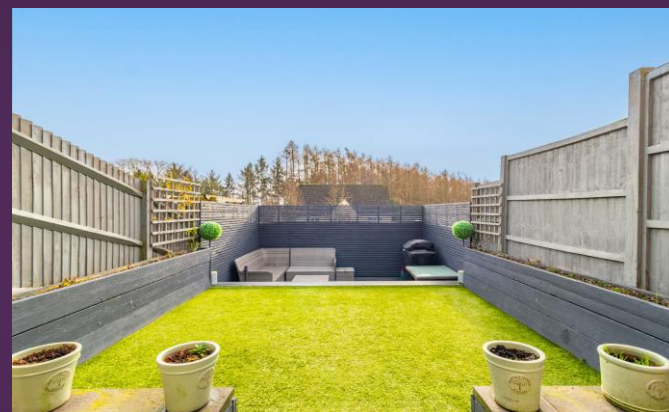
Rayners are delighted to market this well presented three bedroom semi-detached property situated on the popular Bluebell Gate development. Accommodation includes an entrance hallway leading on to a modern kitchen with a breakfast bar. To the rear there is a living/dining room with double doors leading to the garden and an understairs storage cupboard. There is also a downstairs WC. Upstairs there are two double bedrooms and one single bedroom, an ensuite shower room to master bedroom and modern family bathroom. Externally the tiered south facing garden has recently been landscaped providing lawn of artificial grass and a patio/seating area perfect for entertaining in the sunshine. There is also rear access to the single garage which has electricity and loft space for storage. To the front of the property there is a storage area and driveway for one car.

Bluebell gate is a private residential estate providing easy access to east Grinstead town Centre with plenty of shops and restaurants. There are also a number of primary and secondary schools and a mainline train station which is approximately 1.5 miles away. Viewing is highly recommended.









**Additional Information:**  
There is an annual service charge for the road of £380 per annum.

**Tenure: Freehold**

**Local Authority: Mid Sussex District Council**

**Council Tax Band: D**

**EPC Rating: C**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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