



Court Close, East Grinstead

Offers in Region of **£525,000**

**MANSELL
McTAGGART**
Trusted since 1947

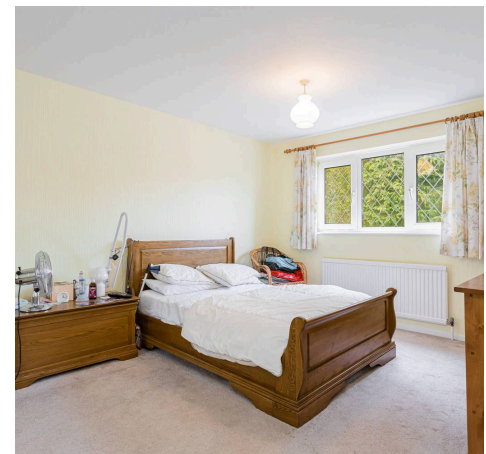
Court Close

East Grinstead

This four bedroom, detached, family home is offered to the market with no onward chain. Set in a sought after location, just a stones throw from local schools and East Grinstead High Street, this property presents a unique opportunity for a new owner to improve and extend, subject to the necessary planning permissions.

The accommodation briefly comprises: storm porch; reception hall with under stair storage cupboard; downstairs cloakroom with a low-level WC and wash hand basin; dual aspect living/dining room; fitted kitchen with a range of wall and base level units, sink and drainer, window to the side and a door leading to the garden completes the ground floor.

The first floor comprises: spacious landing with a useful airing cupboard and access to the loft above; master bedroom with fitted wardrobes and a view to the front aspect; double guest bedroom overlooking the garden with built-in wardrobes; further double guest bedroom with fitted wardrobes and a view to the front; single guest bedroom, family bathroom with a low-level WC, wash hand basin and a double shower suite concludes the accommodation.





Court Close

East Grinstead

Externally, the property further benefits from driveway parking leading to the single garage with up and over door. Gated side access leads to the secluded and low maintenance rear garden that is mostly laid to patio.

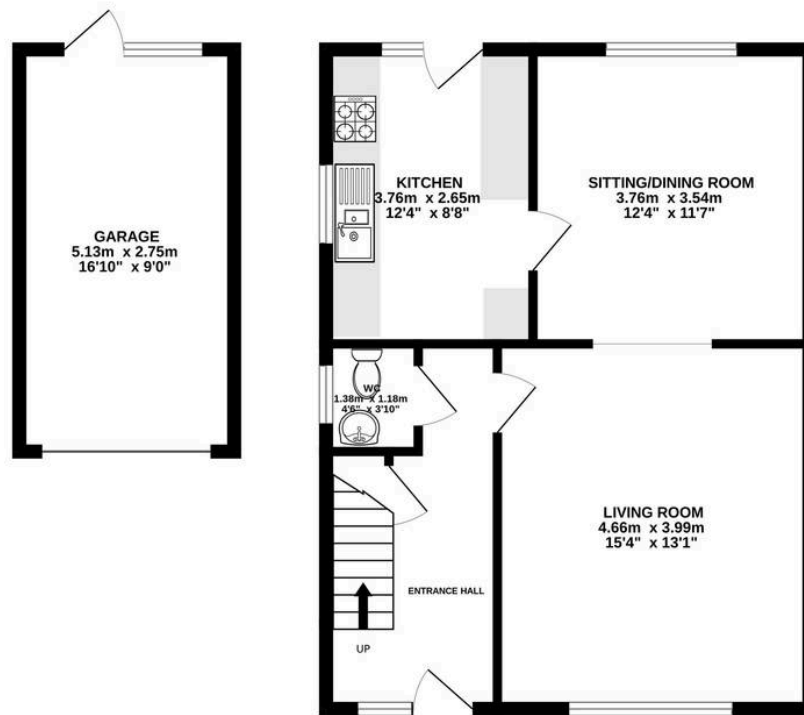
Council Tax band: E

Tenure: Freehold

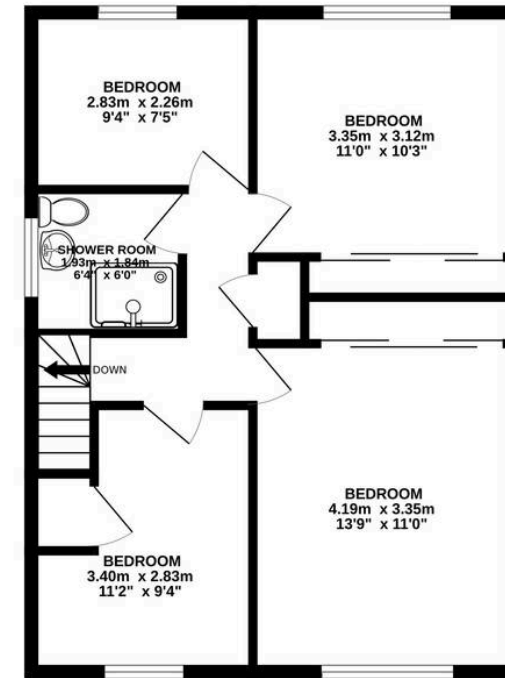
- Detached family home
- Four bedrooms
- Potential to extend (STPP)
- Downstairs WC
- Secluded rear garden
- Driveway parking
- Single garage
- Short walk to local schools
- Vacant possession!
- Close proximity to Town centre



GROUND FLOOR
66.2 sq.m. (712 sq.ft.) approx.



1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 118.2 sq.m. (1272 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.