



COLE'S
ESTATE AGENTS

Blackwell Road, East Grinstead RH19

£499,950

Coles Estate Agents are delighted to offer to the market this five-bedroom home ideal for family life. This home is conveniently located within close proximity to East Grinstead High Street and mainline train station. The property offers versatile living accommodation arranged over three floors requiring modernization. In addition, there is scope for improvement and to add an extension (stp).

Upon entering you find the reception hallway with under stair storage, leading from the hallway there is also a useful downstairs cloakroom; a good size reception room, currently used as a formal dining room with bay window to the front aspect and an open fireplace.

Off the hallway to the rear of the property you will find the second reception room currently used as a living room benefitting from patio doors to the rear south facing garden. To complete the ground floor you have a fitted kitchen with a range of wall and base level units, sink and drainer and plenty of space for appliances and a door leading to the rear garden.

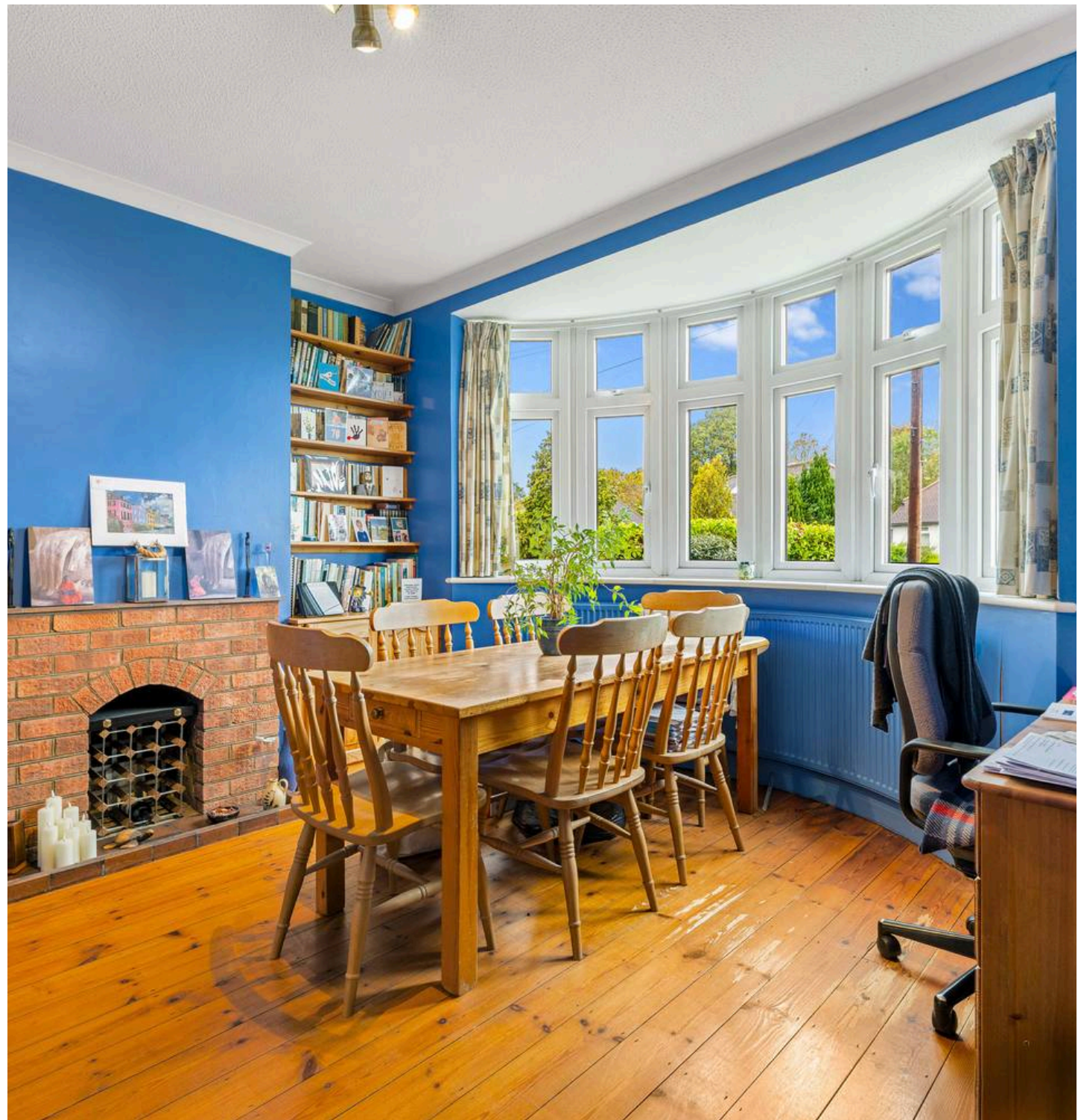
Located on the first floor is the principal bedroom with bay window overlooking the front garden and built-in wardrobes. Further accommodation comprises a double guest bedroom overlooking the rear garden and a single guest bedroom again overlooking the rear. There is a family bathroom with WC, wash hand basin, walk in shower and window with front aspect.

On the second floor are a further two bedrooms and a family bathroom. There is a good size single guest bedroom with fitted wardrobes with a view to the front aspect. There is also a single bedroom with views over the rear garden.

The property further benefits from driveway parking with ample opportunity to extend, there is also side access to the rear of the property. The substantial South facing rear garden is mostly laid to lawn with a good sized patio area.

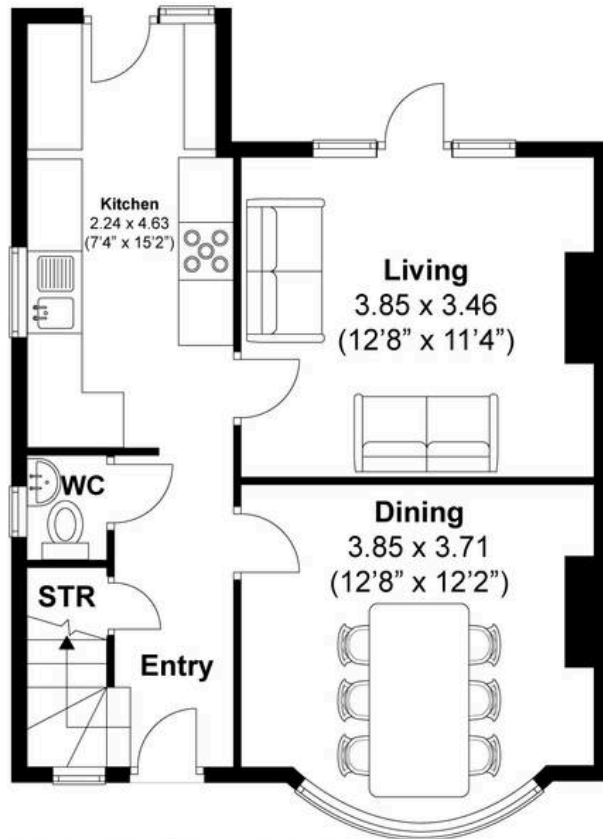
Viewings are highly recommended to appreciate the space and flexibility of this family home.

EPC Rating: D

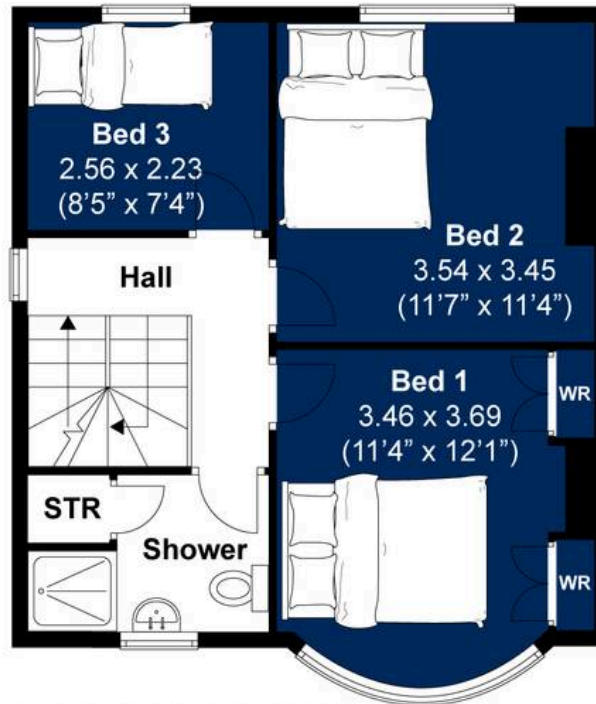


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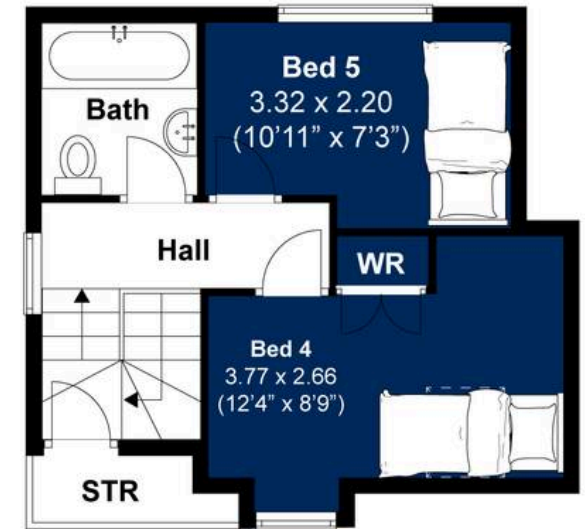
Approximately 111.17 sqm (1196.6 sqft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.





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