

Price:

£319,950

20 The Dell, East Grinstead



- End of Terrace Home
- Two Double Bedrooms
- Light & Airy Lounge/Diner
- Tastefully Appointed Kitchen & Bathroom
- Private Rear Garden
- Garage-en-Bloc
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



20 The Dell, East Grinstead, West Sussex RH19 3XP

A well-presented two-bedroom end of terrace home, located on the ever-popular Worsted Farm estate and just a short walk from the Forest Way bridle path, East Grinstead's historic Tudor High Street, and excellent primary and secondary schooling.

The property benefits from a useful storm porch leading into a bright and spacious lounge/diner, featuring a front-aspect window that draws in plenty of natural light. To the rear, the kitchen is fitted with a range of storage cupboards, a sink with drainer, electric hob, and offers space for further appliances. The gas combi boiler is neatly positioned on the rear wall. A large rear window provides pleasant garden views, and a door opens directly onto the outdoor space.

Upstairs, the home offers two double bedrooms, with the front bedroom benefiting from fitted wardrobes. The family bathroom comprises a panel-enclosed bath, hand basin, and low-level WC, complemented by a side-aspect window.

Outside, the rear garden is designed for low maintenance and enjoys a peaceful backdrop of adjoining woodland, creating a private and natural setting. To the front, there is an attractive garden area, and the property further benefits from a garage en bloc.

This is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-located home close to countryside walks and local amenities.

Welcome
Home

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1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



Accommodation

Ground Floor: Storm Porch:

3' 7" x 2' 11" (1.09m x 0.89m)

Lounge / Diner:

11' 10" x 16' 11" (3.61m x 5.16m)

Kitchen:

11' 10" x 7' 8" (3.61m x 2.34m)

First Floor:

Front Bedroom:

10' 1" x 7' 1" (3.07m x 2.16m)

Rear Bedroom:

11' 10" x 7' 8" (3.61m x 2.34m)

Bathroom:

8' 8" x 4' 11" (2.64m x 1.50m)

20 THE DELL - FLOORPLAN

TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) 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.

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Nearest Stations:

East Grinstead Station (1.3 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.5 miles)

Nearest Schools:

Sackville School (0.4 miles)

Estcots Primary School (0.4 miles)

Brambletye School (1.2 miles)

Blackwell Primary School (1.0 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76 82
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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