



HUNTERS[®]
HERE TO GET *you* THERE



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Portland Road, East Grinstead

Offers In The Region Of £365,000



Hunters are pleased to present to the sales market this delightful and rarely available two bedroom maisonette/bungalow, recently renovated to a high standard and in the perfect location for those wanting to be close to the shops, restaurants and other town centre amenities.

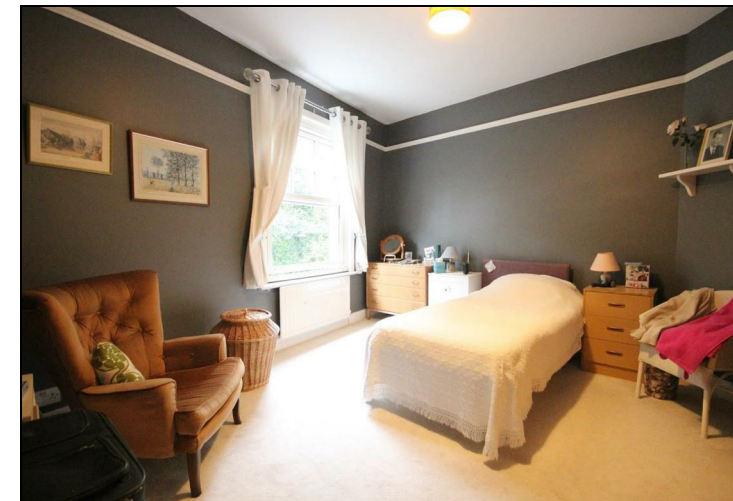
Sitting just yards from the historic high street, in one of East Grinstead's most premium roads, this pretty double fronted property presents beautifully from the outside. Once through the front door, this charming home does not disappoint internally either with a welcoming hallway leading to two generous double bedrooms to the front and rear of the property. Both offer fabulous ceiling height and the large sash windows facilitate great natural light.

Across the hallway is the spacious, dual aspect living room, again with high ceilings as well as a feature fireplace offering a great focal point to the room. The contemporary kitchen is accessed through the living room and offers plenty of workspace, storage cupboards and a number of integrated appliances. A door from the kitchen leads to a lovely private courtyard space just perfect for relaxing in the summer months ahead and completing the accommodation is a stunning bathroom with both a walk in shower and a deep, stylish and freestanding bath.

This wonderful and rather unique property comes with one off street parking space, gas central heating and double glazing. A viewing is highly recommended, so please call Hunters today to arrange just that.

KEY FEATURES

- TWO BEDROOM
MAISONETTE/BUNGALOW
- LARGE LIVING ROOM
- STUNNING BATHROOM
- CONTEMPORARY KITCHEN
- HIGH CEILINGS AND NATURAL LIGHT
- COURTYARD GARDEN
- OFF STREET PARKING
- CLOSE TO HISTORIC HIGH STREET





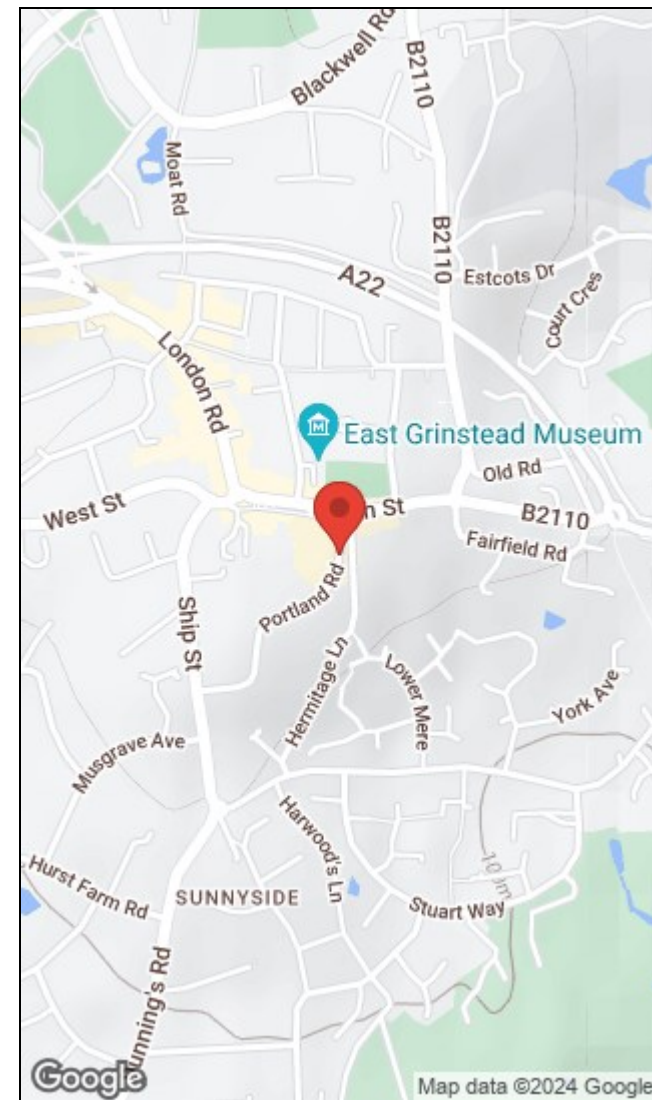


GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	66		76
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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