



## Ashplats Mews, East Grinstead

Offers in Region of £575,000

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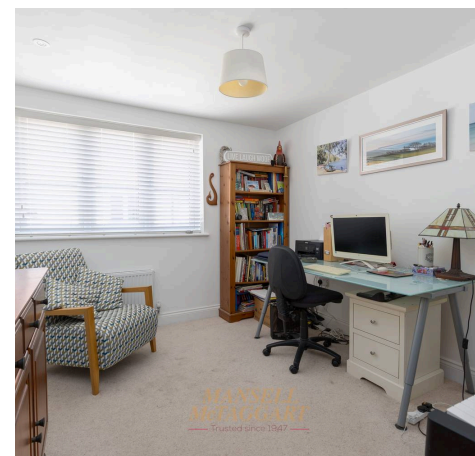
# Ashplats Mews

## East Grinstead

A beautifully presented, three double bedroom semi-detached family home, which was built to a high specification by Sigma Homes in 2022. Offering approximately 1207 sq ft of stylish and well planned accommodation, this contemporary home is ideal for modern family living. Benefits include a private south facing rear garden and off road parking for two vehicles beneath a covered carport.

The living accommodation briefly comprises: entrance hall; downstairs cloakroom with a WC and wash hand basin; living room with front aspect views. A kitchen/dining room with a modern fitted kitchen with a range of wall and base level units, stacked electric ovens, 4 ring electric hob, washer dryer, dishwasher and bi-fold doors to the rear garden concludes the ground floor. There is also water underfloor heating throughout the whole of the ground floor.

The first floor consists of a landing with an airing cupboard and loft ladder access to the partially boarded loft; master bedroom with fitted wardrobes; double guest bedroom with fitted wardrobes and en suite shower room with a WC and wash hand basin; family bathroom with a WC, wash hand basin, heated towel rail and bath with an overhead shower. A further double bedroom with fitted wardrobes completes the living accommodation.





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Externally, the property benefits from two allocated parking spaces beneath a covered carport. Gated side access leads to the private south-facing rear garden, which is predominantly laid to lawn with a paved patio adjoining the rear of the property, providing an ideal space for outdoor dining and entertaining. The garden also features a second patio seating area and a greenhouse  
Estate management charge - £804.64 per annum

Council Tax band: E

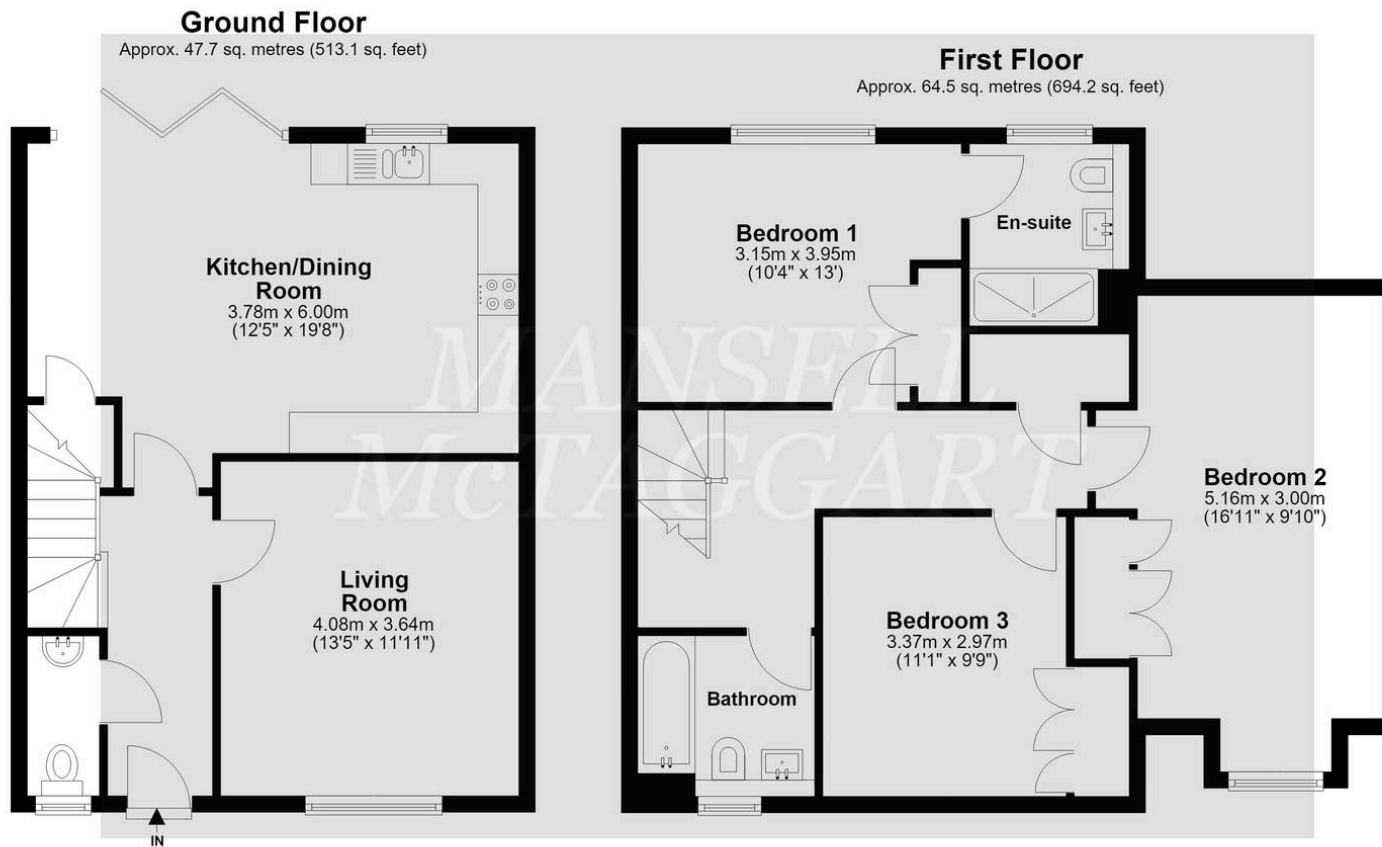
Tenure: Freehold

- Semi detached family home
- 1207 Sq ft of living space
- Three double bedrooms
- En suite to guest bedroom
- Modern and well presented throughout
- Built in 2022 by Sigma Homes
- Private development
- 2 space carport
- South facing rear garden
- Easy access to M25, M23 and Gatwick Airport



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Total area: approx. 112.2 sq. metres (1207.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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