



**Connells**

The Courtyard  
East Grinstead



### Property Description

Nestled within a popular residential development, this well-presented two double bedroom end of terrace home offers the perfect blend of comfort, convenience, and practicality, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The property boasts a bright and welcoming living space, a well-appointed kitchen, and two generous double bedrooms, all complemented by a stylishly designed family bathroom. Outside, the attractive rear garden has been beautifully decked, creating a fantastic low-maintenance space for relaxing or entertaining.

Further benefits include a private driveway, garage en bloc, providing excellent practicality for modern living.

Ideally situated close to highly regarded local schools, the property is also within easy reach of East Grinstead town centre, offering an excellent selection of shops, cafés, restaurants, and leisure facilities, as well as the mainline railway station with direct links into London.

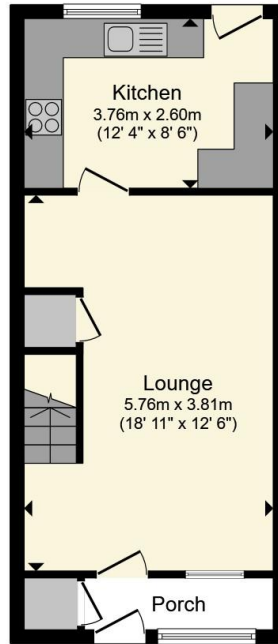
An early viewing is highly recommended to fully appreciate everything this superb home has to offer.



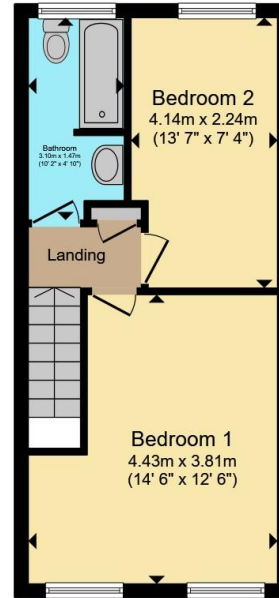








**Ground Floor**



**First Floor**

Total floor area 66.0 m<sup>2</sup> (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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90 London Road  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR401008](http://connells.co.uk/Property/EGR401008)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EGR401008 - 0007