



**Connells**

St. Agnes Road  
EAST GRINSTEAD



## Property Description

Situated in a highly desirable location just a short walk from East Grinstead town centre, this spacious four-bedroom detached family home occupies an enviable corner plot with generous wrap-around gardens, offering fantastic potential for its next owners.

While the property would benefit from a programme of modernisation, it presents an exciting opportunity to create a truly exceptional family home. The accommodation is well-proportioned throughout, featuring four good-sized bedrooms and a spacious open-plan kitchen/dining area, ideal for modern family living and entertaining.

Outside, the wrap-around gardens provide plenty of outdoor space with scope for landscaping or extension, subject to the necessary planning permissions. The corner plot enhances both privacy and kerb appeal, making this a standout property.

Conveniently located within easy walking distance of East Grinstead's bustling town centre, mainline railway station, highly regarded schools and a wide range of local amenities, this is a rare opportunity to secure a substantial family home in a prime position with enormous potential.

Early viewing is highly recommended.

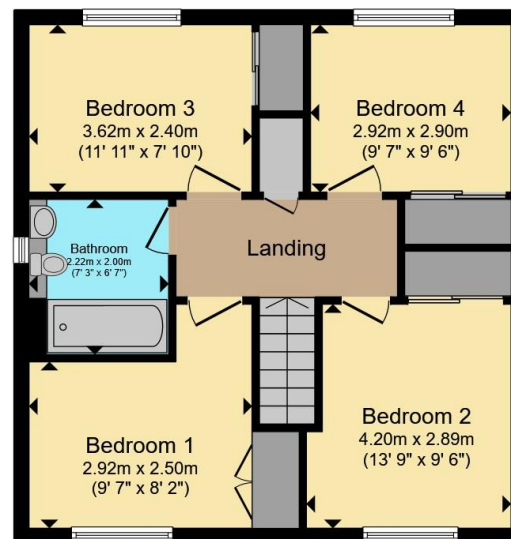








**Ground Floor**



**First Floor**

Total floor area 115.2 m<sup>2</sup> (1,240 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

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR405744](http://connells.co.uk/Property/EGR405744)**



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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