



## Copse Close, East Grinstead

Offers in Region of £360,000

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# Copse Close

## East Grinstead

Guide price £350,000 – £365,000

A well presented and spacious, two double bedroom terraced property, which is situated in a quiet cul-de-sac in the popular market town of East Grinstead. The property has been extended and offers over 950 Sq ft of living space, plus further benefits from driveway parking and a private rear garden. The property is being offered to the market with no onward chain.

The living accommodation briefly comprises: entrance porch; entrance hall; living room with a feature fireplace; kitchen/dining room which has a fitted kitchen with a range of wall and base level units, electric oven, 4 gas ring hob, washing machine and rear door access to the garden concludes the ground floor.

The first floor consists of a landing; master bedroom with front aspect views; double guest bedroom with rear aspect views; family bathroom with a WC, wash hand basin, heated towel rail, airing cupboard and a bath with an overhead shower. On the second floor, there is a spacious loft room which could be used as a double bedroom and there also an en suite shower room with a WC and wash hand basin.







## Copse Close

### East Grinstead

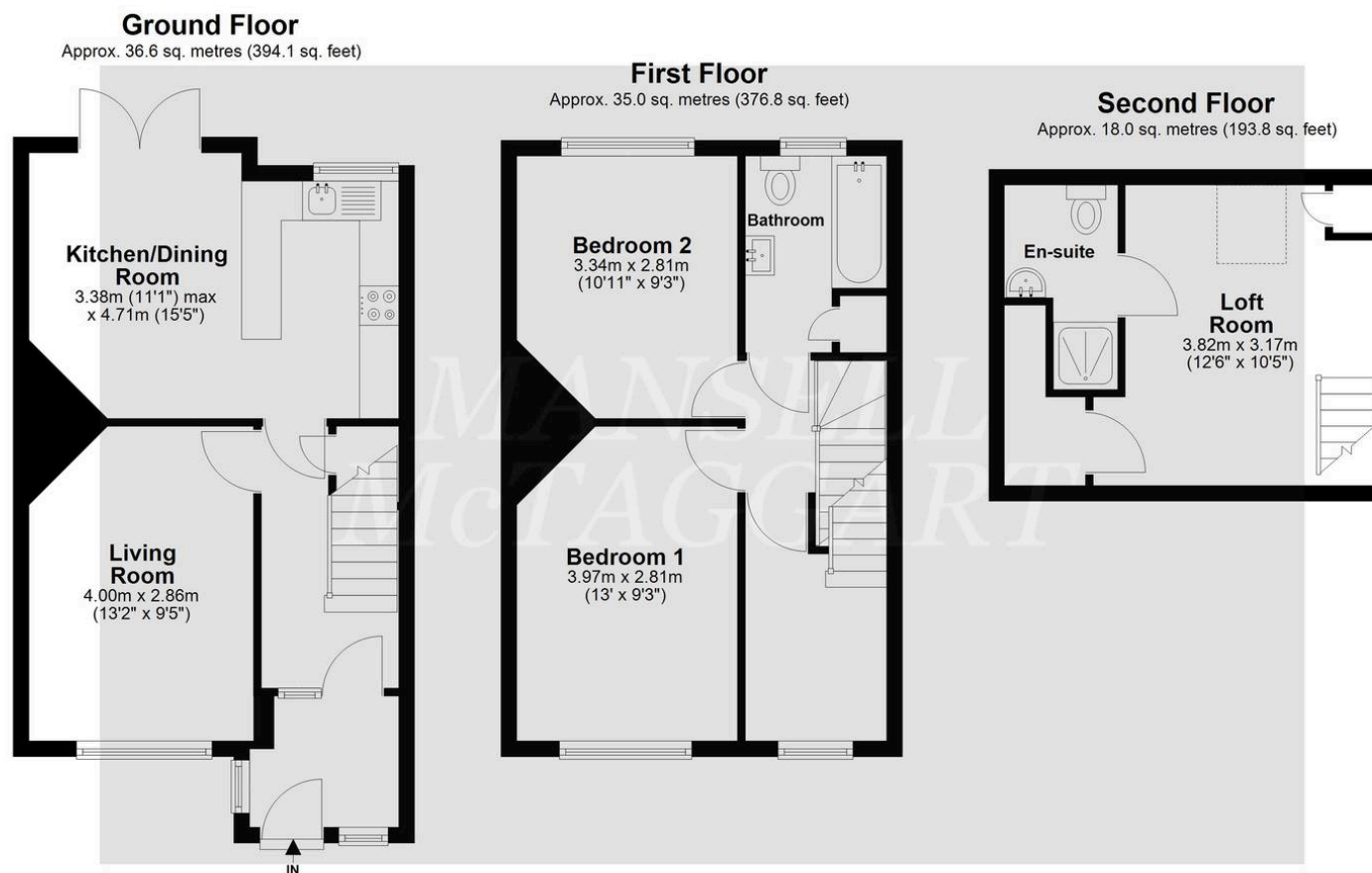
Externally, the property benefits from a driveway for 3 or 4 cars. Back gate access leads to the private rear garden, which has an artificial lawn area and a patio seating area abutting the rear of the property. There is also a large workshop.

Council Tax band: C

Tenure: Freehold

- Terraced family home
- Two double bedrooms
- Over 950 Sq ft of living space
- Loft room with an en suite
- Driveway parking
- Private rear garden
- Walking distance to local amenities
- Short walk to local schools
- Well presented throughout
- End of chain





Total area: approx. 89.6 sq. metres (964.7 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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