Offers in Excess of:

£300,000

Garnham H Bewley

Cavalier Way, East Grinstead

- Two Bedroom Terraced Home
- Tastefully Fitted Kitchen
- Bright & Airy Lounge/Diner
- Fully Fitted Bathroom
- Low Maintenance Rear Garden
- Abundant Resident Parking & Garage-en-Bloc
- Close Proximity To East Grinstead High Street
- No Onward Chain

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Cavalier Way, East Grinstead, West Sussex RH19 4SE

Situated on the ever popular Herontye Estate, this attractive two bedroom terraced home offers a great combination of well-proportioned accommodation, useful outside space and a convenient location. Ideal for first time buyers, young families or investors, the property is presented in good order throughout and offers plenty of scope for the new owner to make it their own. There is also the added benefit of no onward chain.

The ground floor opens into an entrance hall, leading through to a bright and spacious lounge/diner. This is a particularly spacious room, offering plenty of space to relax and entertain, with useful built-in storage adding to its practicality. To the front of the property is the separate kitchen, which enjoys views over the front garden and is fitted with an electric hob and oven, along with space for a fridge/freezer and washing machine. The combi boiler, approximately four years old, is also located within the kitchen.

Upstairs are two well-proportioned bedrooms, with the principal bedroom offering generous space, together with a family bathroom. The accommodation has a comfortable and homely feel throughout, while still providing an opportunity for the next owner to add their own style.

Outside, the property has a pleasant front garden, while the rear garden is low maintenance, private and not overlooked. One of the real advantages is the direct access from the garden onto Herontye Drive, providing a handy shortcut for walking into town and making the journey to East Grinstead's amenities particularly convenient.

The property also benefits from a garage en bloc, with resident parking available alongside the garages, providing excellent additional parking and storage options.

The location is a real highlight, with East Grinstead's historic Tudor High Street, the Forest Way bridlepath and a range of excellent primary and secondary schools all within easy reach. Combining a popular residential setting with spacious accommodation, private outside space, a garage and parking, this is a home with plenty to offer and an excellent opportunity for anyone looking to take their first step onto the property ladder or add to an investment portfolio.

Welcome Home

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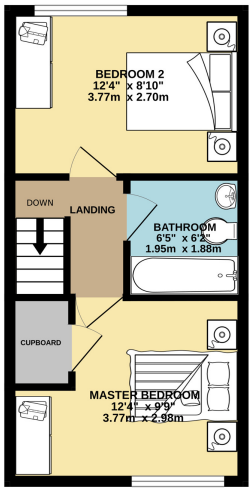
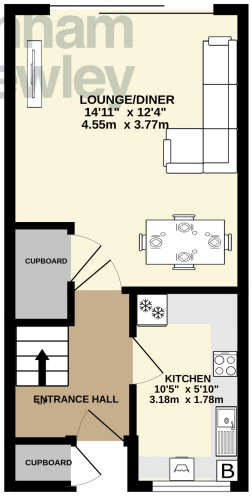
1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



10 CAVALIER WAY - FLOORPLAN

TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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Accommodation

Ground Floor:

Kitchen:

5' 10" x 10' 5" (1.78m x 3.17m)

Lounge/Diner:

12' 4" x 14' 11" (3.76m x 4.55m)

First Floor:

Master Bedroom:

12' 4" x 9' 9" (3.76m x 2.97m)

Bedroom Two:

12' 4" x 8' 10" (3.76m x 2.69m)

Bathroom:

6' 5" x 6' 2" (1.96m x 1.88m)

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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.9 miles)

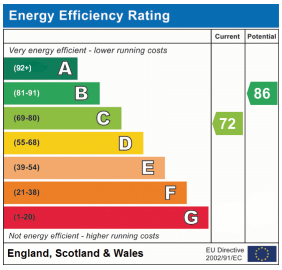
Nearest Schools:

The Meads Primary School (0.3 miles)

Estcots Primary School (0.5 miles)

Sackville School (0.5 miles)

Blackwell Primary School (1.0 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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