



**Grinstead Avenue, BN15 9BH**

Offers Over **£340,000**



**Property Type:** Town House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Three Bedrooms
- Beautifully Presented
- Off Road parking And Garage
- Modern Fitted Bathroom
- Contemporary Shower Room
- Southerly Aspect Lounge
- Town House Over Three Floors
- Convenient Location
- Viewing Recommended

A well-presented three-bedroom townhouse arranged over three floors, featuring a modern kitchen, two stylish bathrooms, integral garage, driveway parking and a landscaped garden – perfectly located close to local amenities, schools and excellent transport links.





#### Internal

This beautifully presented townhouse offers spacious and versatile accommodation arranged over three floors, ideal for modern family living. The ground floor features a welcoming reception room/bedroom with patio doors opening onto the garden and access to the integral garage along with the entrance hall.

The first floor enjoys a bright and airy open-plan lounge/diner and a contemporary fitted kitchen with sleek white units and ample workspace. The home boasts three generous bedrooms, each well-proportioned, along with a stylish family bathroom on the second floor and an additional modern shower room on the ground floor, providing comfort and practicality throughout.

#### External

The property benefits from an integral garage and driveway parking to the front, ensuring convenience for vehicles. To the rear, a well-maintained private garden offers a perfect balance of lawn and patio, bordered by attractive fencing and mature greenery, creating a delightful outdoor retreat for relaxing and entertaining alike with a raised decked seating area, to benefit the last of the sun.

#### Situated

Ideally located in a sought-after residential area, this home enjoys easy access to local amenities, schools, and transport links, making it perfect for families and commuters. With shops, leisure facilities, and seafront walks nearby, as well as excellent road and rail connections, the property combines convenience with a welcoming community atmosphere.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.