



Trusted since 1947

Christopher Road, East Grinstead

Offers in Region of **£550,000**

**MANSELL
McTAGGART**

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Christopher Road

East Grinstead

A three double bedroom detached family home, ideally located within walking distance of East Grinstead town centre, the mainline train station and local schools. The property offers approximately 1,653 sq ft of accommodation and requires modernisation throughout, making it an excellent opportunity to update and personalise. Further benefits include driveway parking, a single garage and no onward chain.

The living accommodation briefly comprises: entrance porch; entrance hall with an understairs cupboard; downstairs cloakroom with a WC and wash hand basin; dining room with a storage cupboard; fitted kitchen with a range of wall and base units, space for appliances, and a back door leading to the garden; living room with an open fireplace. A conservatory with French doors opening onto the garden completes the ground floor.

The first floor comprises a landing with an airing cupboard, additional storage cupboard and loft hatch providing access to the partially boarded loft; principal bedroom with fitted wardrobes and front aspect views; dual aspect double guest bedroom with fitted wardrobes; family bathroom with a wash hand basin and bath; separate WC. A third double bedroom with fitted wardrobes and a wash hand basin completes the accommodation.





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Externally, the property benefits from driveway parking for two cars and a single garage with power and lighting. Gated side access leads to the mainly laid-to-lawn rear garden, which features a patio seating area adjoining the rear of the property.

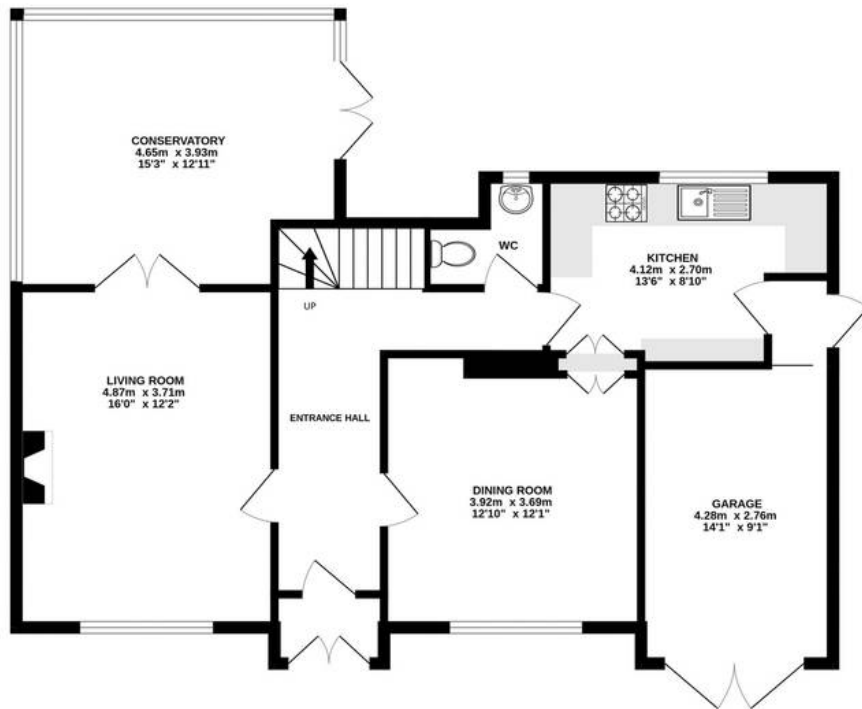
Council Tax band: E

Tenure: Freehold

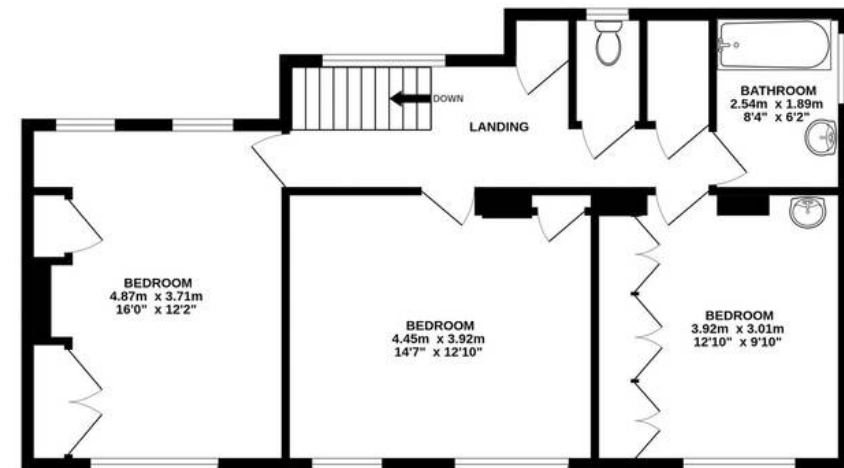
- Detached family home
- Three double bedrooms
- Downstairs cloakroom
- Living room with open fire
- In need of modernisation
- 1,653 Sq ft of living space
- Single garage
- Driveway parking for 2 cars
- Town centre location
- No onward chain!



GROUND FLOOR
86.8 sq.m. (934 sq.ft.) approx.



1ST FLOOR
66.8 sq.m. (719 sq.ft.) approx.



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TOTAL FLOOR AREA: 153.6 sq.m. (1653 sq.ft.) 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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Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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