

Price:

£285,000

12 Southwick Close, East Grinstead



- Stunning First Floor Maisonette
- Two Double Bedrooms
- Stylishly Fitted Kitchen
- Spacious Lounge / Diner
- Tastefully Finished Bathroom
- Private Rear Garden
- Within Walking Distance of East Grinstead Station
- No Onward Chain

For further information contact Garnham H Bewley:

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12 Southwick Close, East Grinstead, West Sussex RH19 2EZ

A well-presented and spacious two-bedroom first floor maisonette, ideally situated within a quiet and sought-after cul-de-sac, just a short distance from East Grinstead station and within easy walking reach of the town's charming historic Tudor High Street.

The property is entered via a private ground floor entrance, where there is a useful area for coats and shoes, with stairs leading up to the main accommodation.

This attractive home offers well-proportioned accommodation, arranged to provide a practical and comfortable living space. Upon reaching the first floor, a central landing gives access to all principal rooms. The bright and generous lounge/diner provides ample space for both relaxing and entertaining, while the separate kitchen is well laid out with a range of fitted units.

The property comprises two bedrooms, including a spacious master bedroom with built-in storage, alongside a second bedroom which would be ideal for guests, a home office, or nursery. A modern family bathroom completes the internal accommodation. In addition, there is a generous loft space providing ample storage, further enhancing the practicality of the home.

Externally, the property benefits from its own private rear garden, designed with low maintenance in mind, offering a pleasant outdoor space for enjoying warmer months.

Offered in good condition throughout and with the added benefit of no onward chain, this leasehold property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize, combining a peaceful residential setting with convenient access to local amenities and transport links. Early viewing is highly recommended.



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Accommodation

First Floor Maisonette:

Lounge / Diner:

16' 0" x 11' 3" (4.88m x 3.43m)

Kitchen:

10' 10" x 9' 11" (3.30m x 3.02m)

Bathroom:

8' 0" x 6' 10" (2.44m x 2.08m)

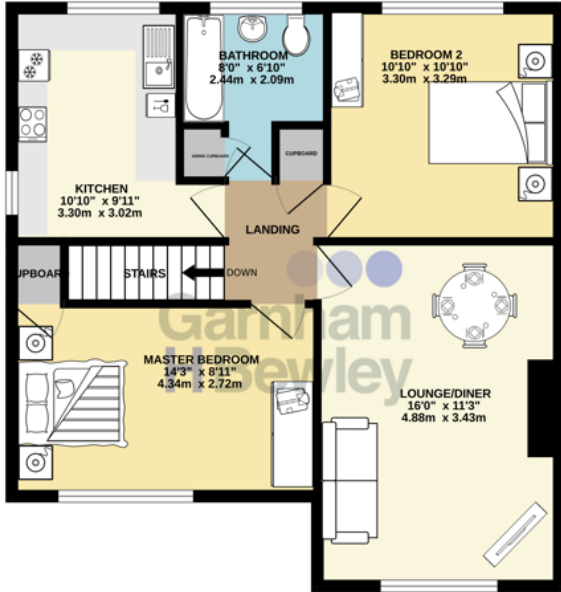
Master Bedroom:

14' 3" x 8' 11" (4.34m x 2.72m)

Bedroom Two:

10' 10" x 10' 10" (3.30m x 3.30m)

FIRST FLOOR MAISONETTE
620 sq. ft. (57.6 sq.m.) approx.



12 SOUTHWICK CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 620 sq ft. (57.6 sq.m.) approx.

While 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox (2020)



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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.1 miles)

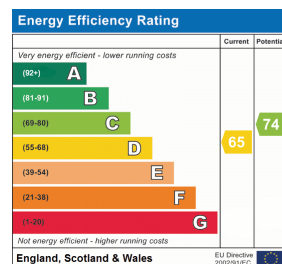
Nearest Schools:

St Mary's CofE Primary School (0.1 miles)

Baldwins Hill Primary School (0.4 miles)

Halsford Park Primary School (0.3 miles)

St Peter's Catholic Primary School (0.4 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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