

Price:
£425,000

7 Sackville Gardens, East Grinstead



- Characterful Semi-Detached Home
- Two Large Double Bedrooms
- Lounge with Feature Open-Fireplace
- Stylishly Fitted Kitchen with Separate Utility Room
- Four-Piece Family Bathroom
- Impressive Rear Garden
- Driveway Parking for Three Vehicles
- Large Detached Garage accessed only via Rear Garden

For further information contact Garnham H Bewley:

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7 Sackville Gardens, East Grinstead, West Sussex RH19 2AH

This beautifully presented and well-maintained semi-detached house offers a perfect blend of character and practicality. Situated in a highly sought-after location, within walking distance of East Grinstead High Street, railway station, excellent primary and secondary schools, and local shops, this charming property boasts a wealth of features. The front of the property offers driveway parking for up to three cars, while the interior is just as inviting.

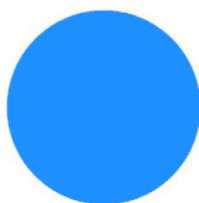
Downstairs, the spacious lounge at the front of the house features a traditional open fireplace, creating a warm and welcoming atmosphere. The kitchen, located at the rear of the property, is a highlight of the home, providing a functional and stylish space for modern living. The well-designed layout incorporates ample storage in the form of fitted cabinets and worktops, making it an ideal space for cooking and meal preparation. It's equipped with modern appliances, including an oven, hob, and space for a fridge/freezer. The kitchen flows seamlessly into a bright conservatory, offering additional dining or living space with views of the garden, and double doors lead out to the rear garden, enhancing the indoor-outdoor connection.

Adjacent to the kitchen is a convenient utility room, perfect for laundry and extra storage, along with a downstairs WC, ensuring the home meets all practical needs.

Upstairs, you'll find two large double bedrooms. The master bedroom benefits from built-in wardrobes, offering ample storage space. The family bathroom is stylish and well-equipped, featuring a separate bath, corner shower cubicle, WC, and hand basin.

One of the standout features of this property is its garden. The long, mainly lawned rear garden offers an excellent space for both relaxation and recreation. Whether you're looking to enjoy outdoor family time, create a garden retreat, or entertain guests, this garden is versatile and inviting. A paved patio area provides an ideal setting for barbecues and gatherings, and with side access to the front of the property, the garden enjoys both privacy and convenience.

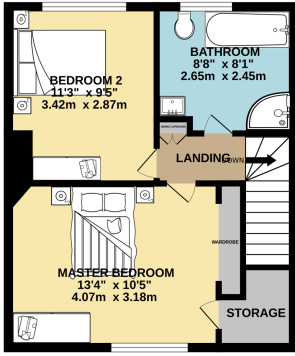
With its blend of characterful charm, modern convenience, and enviable location, this delightful home is perfect for those seeking a spacious and well-presented property with a generous garden to match. Early viewing is highly recommended!



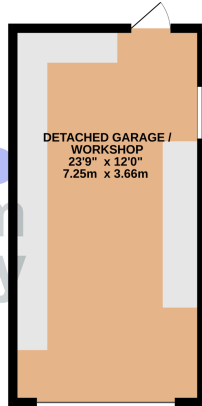
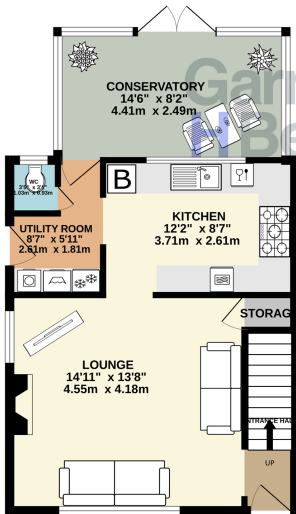
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Accommodation

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



7 SACKVILLE GARDENS - FLOORPLAN

TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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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Ground Floor:

Lounge:

14' 11" x 13' 8" (4.55m x 4.17m)

Kitchen:

12' 2" x 8' 7" (3.71m x 2.62m)

Utility Room:

8' 7" x 5' 11" (2.62m x 1.80m)

WC:

3' 5" x 3' 1" (1.04m x 0.94m)

Conservatory:

14' 6" x 8' 2" (4.42m x 2.49m)

First Floor:

Master Bedroom:

13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Two:

11' 3" x 9' 5" (3.43m x 2.87m)

Bathroom:

8' 8" x 8' 1" (2.64m x 2.46m)

Outside:

Detached Garage / Workshop:

12' 0" x 3' 9" (3.66m x 1.14m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.6 miles)

Lingfield Station (2.8 miles)

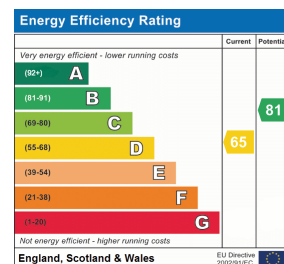
Nearest Schools:

Baldwins Hill Primary School - Ofsted: Good (0.2 miles)

Halsford Park Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.4 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.5 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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