

Offers in Excess  
of:

£330,000

Garnham  
H Bewley

24 Brook Close, East Grinstead



- Terraced Family Home
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Front and Rear Gardens
- Garage En-Bloc
- No Onwards Chain

For further information contact Garnham H Bewley:

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## 24 Brook Close, East Grinstead, West Sussex RH19 3XZ

Garnham H Bewley are delighted to present for sale this charming two double bedroom terraced, Mock Georgian-style family home situated on the ever-popular Worsted Farm development. Offered to the market with no onward chain, the property features gas radiator central heating, a kitchen/breakfast room, and a garage en bloc. Located at the end of a quiet cul-de-sac, the home provides excellent access to Estcots Primary School and Sackville Secondary School. Internal viewing is highly recommended to fully appreciate this lovely example of a two-bedroom terraced property.

**Ground Floor** The accommodation comprises an compact entrance hall and a generous lounge/dining room with window to the front aspect, as well as stairs rising to the first-floor landing. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units, work surfaces, a 1 1/2 bowl sink/drain, and space for a cooker, fridge/freezer, washing machine and door to the rear aspect.

**First Floor** The main bedroom is of an excellent size and benefits from two front-facing windows. Bedroom two overlooks the rear garden, and both rooms are served by the family bathroom, fitted with a panel-enclosed bath with mixer taps, shower attachment, wash hand basin, low-level W.C., radiator, and window to the rear.

**Outside** The rear garden is fully fence enclosed, featuring a patio area leading down to shingles bordered by mature shrubs and planting. The front offers a small garden area with a path leading to the front door. A garage en bloc completes the accommodation.



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# Accommodation

**Ground Floor**  
**Lounge/Dining Room**  
18' 8" x 12' 5" (5.69m x 3.78m)

**Kitchen**  
12' 5" x 9' 2" (3.78m x 2.79m)

**First Floor**  
**Landing**

**Main Bedroom**  
14' 3" x 12' 6" (4.34m x 3.81m)

**Bedroom 2**  
13' 8" x 7' 4" (4.17m x 2.24m)

**Family Bathroom**  
8' 6" x 4' 9" (2.59m x 1.45m)

**Outside**  
**Garden**  
**Garage En-Bloc**

GROUND FLOOR  
337 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

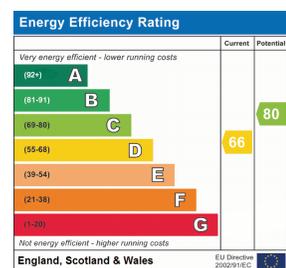


TOTAL FLOOR AREA: 675 sq.ft. (62.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, rooms and other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are 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.  
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