

Guide Price
£600,000

£585,000

Garnham
H Bewley

31 Manning Close, East Grinstead



- Fabulous Spacious Town House
- Four / Five Bedrooms
- Impressive Conservatory
- Spacious Lounge
- Two Bathrooms & Downstairs W/C
- Private Rear Garden and Balcony
- Driveway & Garage
- Popular Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



31 Manning Close, East Grinstead, West Sussex RH19 2DR

Guide Price £585,000 - £600,000. Garnham H Bewley are delighted to offer for sale this four / five bedroomed town house set over three floors located in a popular and quiet cul-de-sac location near East Grinstead town centre and mainline railway station. The property occupies a wonderful position and offers versatile and spacious living accommodation throughout. This is a fabulous and much loved family home which great outside space within the development which is child friendly and this is the first time the property has been on the market in 24 years.

The ground floor accommodation consists of an inviting reception hall with Amtico flooring, under stair storage, a useful study / bedroom five to the front of the property and a well - appointed downstairs W.C. opposite. The kitchen is set to the rear of the property which opens onto a fabulous conservatory. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, inset sink / drainer, double oven, five ring hob, integrated dishwasher, space for further kitchen appliances, glass display units, under unit lighting, Amtico flooring, part tiled walls and an opening to the impressive sized conservatory. The spacious conservatory enjoys under floor heating, a fabulous outlook over the private rear garden and has plenty of space for dining and living furniture.

The first floor accommodation consists of a generous sized bright and airy lounge with wood flooring and windows to the front aspect providing plenty of light. Bedroom two and Bedroom three are situated on the first floor and are both a great sized with bedroom two benefiting from built in wardrobes and bedroom three enjoying a balcony to the front.

The second floor accommodation consists of the master bedroom enjoying a well-appointed en-suite shower room and built in wardrobes. Bedroom four is set to the rear of the property enjoying built in wardrobes and a view over the rear garden. The family bathroom is also set on the 2nd floor.

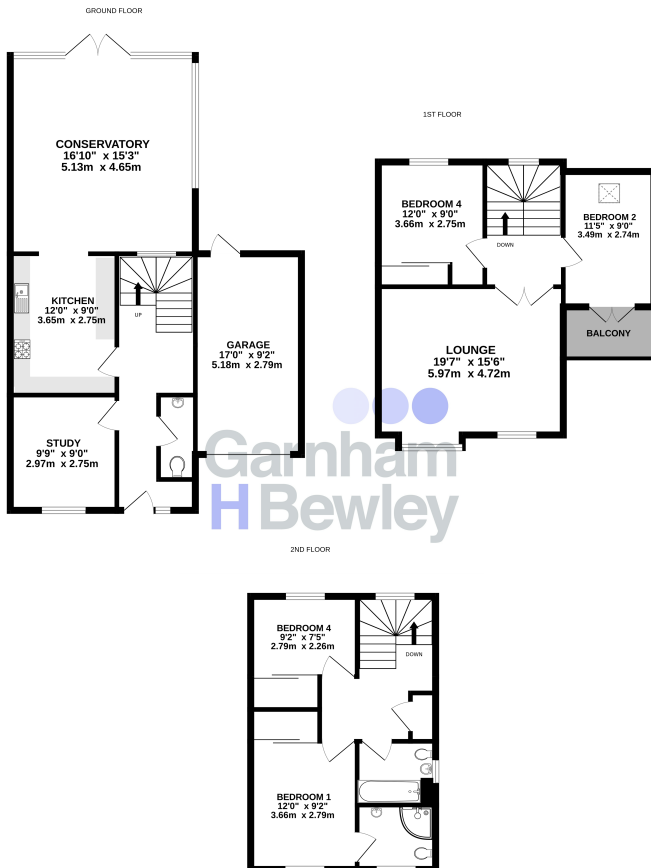
Outside, the property enjoys off road parking and a garage which houses the boiler and has rear access to the garden. The delightful rear garden offer peace and tranquillity enjoying several seating areas with a variety of mature shrubs and feature trees. The property is within close proximity of popular primary and secondary school, nearby bus routes and has a communal green within the development.



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Accommodation



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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Entrance Hall

Downstairs Cloakroom

Study / Bedroom 5

9' 0" x 9' 9" (2.74m x 2.97m)

Kitchen

12' 0" x 9' 0" (3.66m x 2.74m)

Conservatory

15' 3" x 16' 10" (4.65m x 5.13m)

First Floor

Lounge

15' 6" x 19' 7" (4.72m x 5.97m)

Bedroom 3

11' 5" x 9' 0" (3.48m x 2.74m)

Bedroom 4

12' 0" x 9' 0" (3.66m x 2.74m)

Second Floor

Master Bedroom

En-suite

Bedroom 2

7' 5" x 9' 2" (2.26m x 2.79m)

Family Bathroom

Driveway

Garage

17' 0" x 9' 0" (5.18m x 2.74m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

1.8 miles

Lingfield Station

3.0 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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