

Price

£465,000

Garnham
H Bewley

6 Austen Close, East Grinstead



- Three Bedroom Family Home
- Fitted Kitchen
- Spacious Lounge
- Dining Room
- Downstairs Cloakroom
- Front & Rear Garden
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



6 Austen Close, East Grinstead RH19 1RZ

Garnham H Bewley are delighted to offer for sale this three bedroomed detached family home offered to the market for the first time in many years benefiting from no onward chain. The property is in need of modernisation and enjoys a generous sized frontage and is located in a quiet cul-de-sac location.

The ground floor accommodation consist of entrance porch leading to the reception hall which has under stairs storage and doors to the lounge and dining room. The spacious lounge enjoys double aspect windows to the front and rear aspect and has door access to the rear garden. The kitchen is fitted with wall and base level units with area of worksurfaces, inset sink/drainers and space for kitchen appliances. Off the kitchen is the dining room and there is also a downstairs WC on the ground floor.

The first floor accommodation consist of three bedrooms of which the master bedroom has a range of built in wardrobes providing plenty of storage and hanging space. There is a family bathroom and separate WC on the first floor.

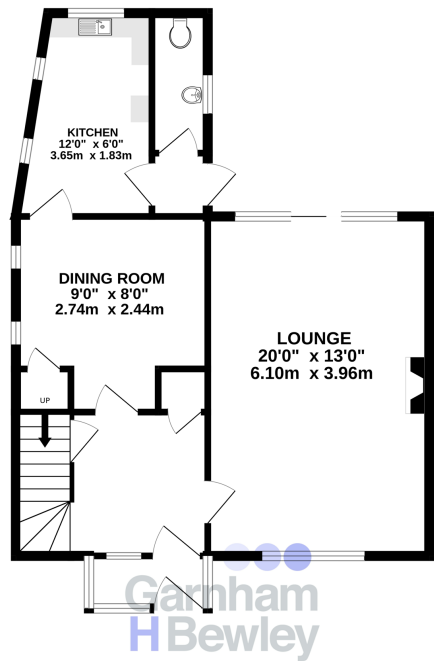
Outside, to the front of property is a shared drive leading to a garage. The garden to the front is mainly laid to lawn. The rear garden is well established with a patio area, area of lawn and mature shrubs. The property is superbly located for popular primary and secondary schools and East Grinstead mainline railway station.



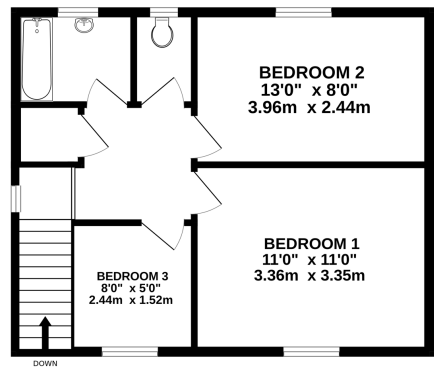
Welcome
Home



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1ST FLOOR



Entrance Porch

Reception Hall

Lounge

20' 0" x 13' 0" (6.10m x 3.96m)

Kitchen

12' 0" x 6' 0" (3.66m x 1.83m)

Dining Room

9' 0" x 8' 0" (2.74m x 2.44m)

W.C

First Floor

Master Bedroom

11' 0" x 11' 0" (3.35m x 3.35m)

Bedroom 2

13' 0" x 8' 0" (3.96m x 2.44m)

Bedroom 3

8' " x 5' 0" (NaNm x 1.52m)

Family Bathroom

Separate W.C.

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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NEAREST RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

2.3 miles

Lingfield Station

3.5 miles

East Grinstead
01342 410227

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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