

Guide Price

£299,950

Garnham
H Bewley

12 Mindelheim Avenue, East Grinstead,



- Terraced Home
- One Double Bedroom
- Spacious Lounge / Living Area
- Modern Fitted Kitchen
- Family Bathroom
- Well-Maintained Rear Garden
- Allocated Parking Space
- Popular Cul-de-Sac Location

For further information contact Garnham H Bewley:

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



12 Mindelheim Avenue, East Grinstead, West Sussex RH19 3UU

Nestled in a highly sought-after part of town, this beautifully presented one double bedroom terraced home offers the perfect blend of style, comfort, and convenience.

Ideal for first-time buyers or investors, the property is in excellent condition throughout and boasts a range of modern features that make it truly move-in ready. From the moment you step inside, you'll be impressed by the care and attention to detail that has gone into maintaining this home. The spacious living area is bright and welcoming, with tasteful décor and a warm, homely feel.

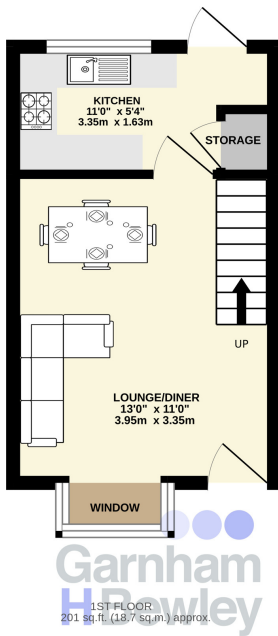
To the rear of the property, the modern kitchen offers a sleek and functional space complete with contemporary units and a pleasant view over the low-maintenance garden – ideal for those who enjoy outdoor living without the upkeep. The double bedroom is generously sized and filled with natural light, providing a peaceful retreat at the end of the day. In 2022, a new boiler was installed and the property benefits from a Hive smart heating system, offering both energy efficiency and modern convenience. The home is also fully double glazed and comes with fitted blinds, adding to the overall comfort and style.

Outside, the rear garden has been designed with low maintenance in mind, offering an attractive and private outdoor space perfect for relaxing or entertaining. The property also benefits from an allocated off-road parking space, providing added ease and security. Located in a popular and well-connected area of town, this home is close to local amenities, public transport links, and green spaces, making it an ideal choice for those looking to enjoy both convenience and a strong sense of community. This is a fantastic opportunity to purchase a stylish, modern home that is ready to move into. Whether you're taking your first step onto the property ladder or looking for a solid investment, this property ticks all the boxes. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.



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GROUND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



Accommodation

Ground Floor

Lounge / Diner

13' 0" x 11' 0" (3.96m x 3.35m)

Kitchen

11' 0" x 5' 4" (3.35m x 1.63m)

First Floor

Master Bedroom

13' 0" x 11' 0" (3.96m x 3.35m)

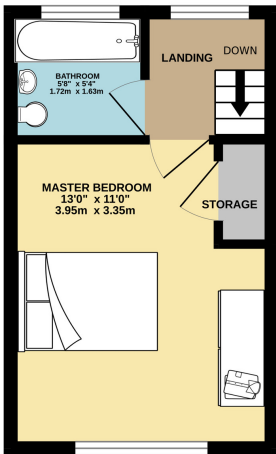
Bathroom

5' 8" x 5' 4" (1.73m x 1.63m)

Outside

Rear Garden

Allocated Parking



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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NEAREST STATIONS

East Grinstead Station - 1.1 miles

Dormans Station - 1.9 miles

Lingfield Station - 3.3 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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