

Price:

£390,000

6 Windsor Place, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Tastefully Fitted Kitchen with Appliances
- Family Bathroom
- Large Corner Plot Garden
- Garage-en-Bloc
- Walking Distance to East Grinstead High Street
- Conveniently Located for Forest Way Country Park

For further information contact Garnham H Bewley:

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



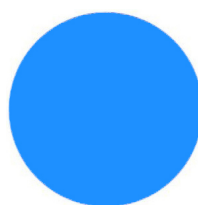
6 Windsor Place, East Grinstead, West Sussex RH19 4RP

Garnham H Bewley are delighted to present to the market, this excellent example of a three bedroom, end-of-terrace family home. Situated on a quiet cul-de-sac within the ever-popular Herontye Estate; this house benefits from easy access into East Grinstead's historic High Street and to it's mainline railway station, and it is also situated right on the edge of the Forest Way Country Park, which is perfect for countryside walks and cycling.

On the ground floor there is an entrance porch which provides good storage for coats and shoes, and leads into an open-plan lounge/diner. The lounge/diner is bright and airy with light flooding through from three aspects. The staircase is situated in the lounge and leads to the first floor. The lounge has sliding patio doors that open into the rear garden. The kitchen is set at the back of the house and has been tastefully modernised by the current owners. It now comes complete with built-in appliances including refrigerator and freezer, washing machine, electric oven with induction hob and extractor hood above and built-in microwave. There are a range of base and eye level units along with a sink with drainer, which has a window above that overlooks the garden.

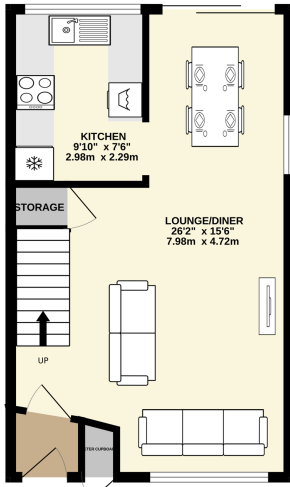
Upstairs, there are two large double bedrooms and a third single room. Both the Master Bedroom and Bedroom Two have floor-to-ceiling built in wardrobes. Bedroom Three overlooks the front of the property and can be utilised as a home office. The family bathroom has a window to rear of the property and comes fitted with a panel-enclosed bath, with shower above, low-level WC and wash-hand-basin. There is an airing cupboard on the landing which houses a gas-fuelled combination boiler.

The house benefits from a large westerly-facing corner-plot garden that wraps around from the rear to the side of the house, it is mainly laid to lawn with areas of decking and a large garden shed. It overlooks a large green space at the rear of the property, which ensures a great deal of privacy. There is side access back to the front of the property. There is communal residential parking for the cul-de-sac and the house comes with a garage-en-bloc as well.

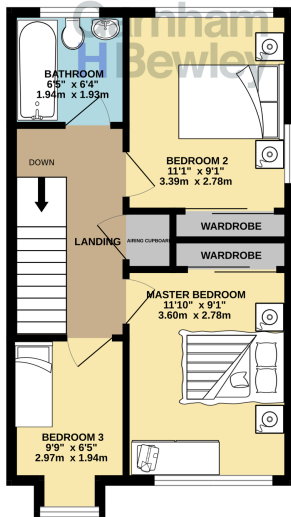


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GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



6 WINDSOR PLACE - FLOORPLAN

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Accommodation

Ground Floor Lounge/Diner

15' 6" x 26' 2" (4.72m x 7.98m)

Kitchen

7' 6" x 9' 10" (2.29m x 3.00m)

First Floor

Master Bedroom

9' 1" x 11' 10" (2.77m x 3.61m)

Bedroom Two

9' 1" x 11' 1" (2.77m x 3.38m)

Bedroom Three

6' 5" x 9' 9" (1.96m x 2.97m)

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)



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NEAREST STATIONS:

East Grinstead Station (0.9 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

NEAREST SCHOOLS:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

The Meads Primary School - Ofsted: Good (0.7 miles)

Blackwell Primary School - Ofsted: Good (1.0 mile)

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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