

Price:

£400,000

Garnham
H Bewley

39 Manning Close, East Grinstead



- Three Bedroom Town House
- Family Bathroom & Downstairs WC
- Driveway Parking
- Private Rear Garden
- Gas Central Heating
- Close Proximity to Primary & Secondary Schools
- Within Walking Distance to the Station

For further information contact Garnham H Bewley:

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



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

Garnham H Bewley are delighted to offer for sale this three bedroom family home which is nestled in the ever-popular and highly sought after Richmond Square. This property is conveniently located within walking distance to both East Grinstead High Street and mainline railway station and is also in close proximity to local amenities such as a Butcher's and a convenience store (located on Lingfield Road) as well as excellent Primary and Secondary Schools.

The accommodation is set over three floors. The ground floor opens into an entrance hallway with a downstairs cloakroom to the left and under the stairs and the kitchen which is set to the rear of the property. The kitchen is fitted with a range of wall and base level units and comes complete with a fitted electric cooker with gas hob and an inset sink with drainer, there is additional space for a large fridge/freezer and plumbing for a washing machine. There are double French doors that open from the kitchen into the rear garden.

Up on the first floor there is large double bedroom overlooking the front of the property and a bright and airy living room to the rear, both rooms span the width of the house.

The second floor gives space for the Master Bedroom to the front aspect, which boasts fitted wardrobes. The third bedroom and bathroom are set at the rear of the property. The bathroom is fitted with a panel enclosed bath (with shower above) a low level WC and wash hand basin. There is also a large airing cupboard on the landing along with access into the loft space.

Outside, the property benefits from a low maintenance private rear garden which has been patioed and enjoys a westerly facing aspect, creating an excellent evening entertainment area whilst also being suitable for children. There is driveway parking to the front of the property and a covered porch area which lends itself to outside storage. Richmond Square also offers a courtyard garden in the centre of the square which is accessible for the residents of Manning Close. There are additional parking bays around the square itself, for residents and visitors.



Welcome
Home



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Accommodation

GROUND FLOOR

Kitchen

12' 10" x 10' 1" (3.91m x 3.07m)

Cloakroom

5' 1" x 2' 8" (1.55m x 0.81m)

FIRST FLOOR

Living Room

12' 10" x 10' 1" (3.91m x 3.07m)

Bedroom Two

12' 10" x 9' 1" (3.91m x 2.77m)

SECOND FLOOR

Master Bedroom

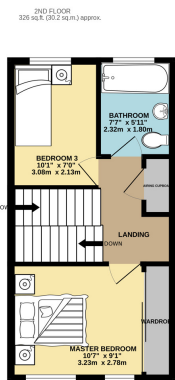
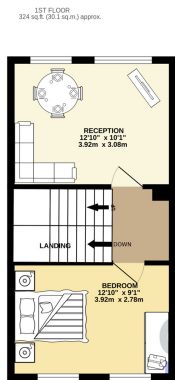
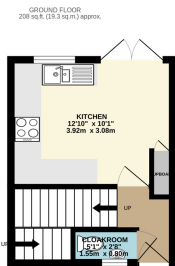
10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom Three

10' 1" x 7' 0" (3.07m x 2.13m)

Bathroom

7' 7" x 5' 11" (2.31m x 1.80m)



39 MANNING CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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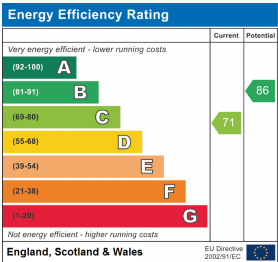
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NEAREST STATIONS:
East Grinstead Station: 0.5 miles
Dormans Station: 1.8 miles
Lingfield Station: 3.0 miles

NEAREST SCHOOLS:
St Mary's CoE Primary School, (Ofsted: Good) - 0.1 miles
Halsford Park Primary School (Ofsted: Good) - 0.2 miles
Baldwins Hill Primary School (Ofsted: Good) - 0.3 miles
St Peter's Catholic Primary School (Ofsted: Good) - 0.4 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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