

Price

£335,000

Garnham
H Bewley

12 Engalee, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Family Bathroom
- Garden
- Garage En-bloc
- No Onwards Chain

For further information contact Garnham H Bewley:

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



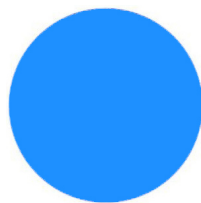
12 Engalee, East Grinstead, West Sussex RH19 1FE

Garnham H Bewley are pleased to present to the market this three bedroom terraced family home in need of modernisation and situated within a cul-de-sac boasting kitchen/breakfast room, lounge, family bathroom garden, newly fitted boiler, garage en-bloc, allocated parking and southwest facing garden. The property is offered to the market with no onwards chain and the property is ideally situated offering great access to local schools and internal viewings come highly recommended to fully appreciate this great example of a family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen/breakfast room as been fitted with a range of wall and base level units with areas of work surfaces, space for appliances and window to the front aspect. The lounge has a feature fireplace and patio doors leading to the garden.

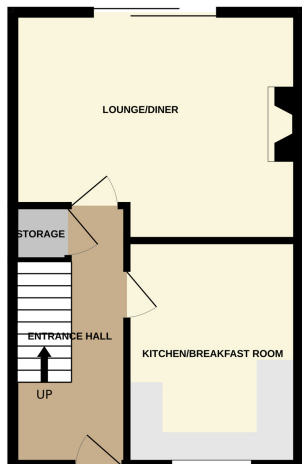
The first floor consists of landing, master bedroom with window to the front aspect. Bedrooms two and three both overlook the rear aspect. The family bathroom has ben fitted with a panel enclosed bath, wash hand basin, low level W.C. and window to the front aspect.

Outside the rear garden is fence enclosed and with patio leading to a gravelled garden and rear access. The garage is situated en-bloc.



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GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



Accommodation

**Ground Floor
Entrance Hall**

Kitchen/Breakfast Room
12' 2" x 9' 5" (3.71m x 2.87m)

Lounge
15' 8" x 12' 8" (4.78m x 3.86m)

**First Floor
Landing**

Main Bedroom
12' 9" x 9' 2" (3.89m x 2.79m)

Bedroom 2
12' 3" x 8' 11" (3.73m x 2.72m)

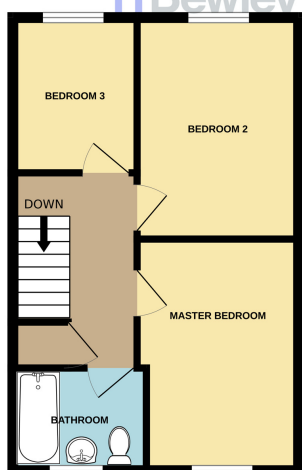
Bedroom 3
8' 5" x 6' 5" (2.57m x 1.96m)

Family Bathroom
6' 10" x 5' 8" (2.08m x 1.73m)

**Outside
garden**

Garage En-bloc

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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