

£295,000

11 Southwick Close, East Grinstead



- Ground Floor Maisonette
- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Spacious Lounge / Diner
- Front & Rear Gardens
- Close To The Town Centre
- Close To Station

For further information contact Garnham H Bewley:

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



11 Southwick Close, East Grinstead, West Sussex RH19 2EZ

Garnham H Bewley are delighted to present for sale this spacious and well-presented two double bedroom ground floor maisonette, boasting its own private front and rear gardens. Situated in a popular residential location, the property is just a short distance from East Grinstead mainline railway station and the town centre, making it ideal for commuters, first-time buyers, or those looking to downsize.

The property offers well-planned accommodation, starting with an entrance porch and a welcoming hallway featuring built-in storage cupboards. The generous lounge/dining room is filled with natural light from a large front-facing window and enjoys a feature fireplace, creating a cosy yet spacious living area. The kitchen is fitted with a range of wall and base units, built-in oven with four-ring hob and extractor hood, and space for appliances. A door leads directly to the rear garden, making it practical for everyday use and entertaining.

Both bedrooms are generous doubles, with the master overlooking the peaceful rear garden and the second bedroom facing the front. The home is complemented by a newly fitted bathroom featuring a panel-enclosed bath with Aqualisa shower and glass screen, low-level W.C., wash hand basin, chrome heated towel rail, part-tiled walls, and a window for natural light and ventilation. The private front garden is mainly laid to lawn, providing great kerb appeal, while the enclosed rear garden features a lawn and a large patio spanning the width of the property—perfect for outdoor dining or relaxing. A brick-built storage shed adds further practicality. This well-maintained and neutrally decorated home is ready to move into and offers a rare opportunity to own a ground floor maisonette with generous outside space in a prime East Grinstead location.



Welcome
Home



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Accommodation

Ground Floor

Porch

Entrance Hallway

Lounge / Diner

16' 0" x 11' 5" (4.88m x 3.48m)

Kitchen

10' 8" x 7' 6" (3.25m x 2.29m)

Master Bedroom

10' 8" x 10' 8" (3.25m x 3.25m)

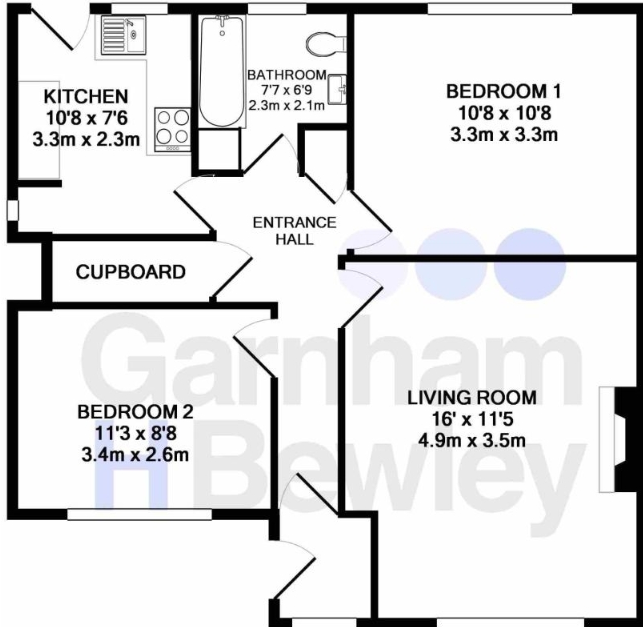
Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

Front & Rear Gardens



TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - 0.4 miles

Dormans Station - 1.8 miles

Lingfield Station - 3.1 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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