

Guide Price

£235,000

Garnham
H Bewley

66 The Dell, East Grinstead



- First Floor Maisonette
- One Double Bedroom
- Open Plan Lounge / Dining / Kitchen Area
- Separate Bathroom
- Private Rear Garden
- Garage On Bloc
- No Onward Chain
- Popular Cul-de-sac Location

For further information contact Garnham H Bewley:

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



66 The Dell, East Grinstead, West Sussex RH19 3XP

Well-Presented First Floor Maisonette with Garage, Private Garden & No Onward Chain

Situated on a popular yet quiet side of town, this well-maintained first floor maisonette is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The accommodation is arranged over the first floor and is both practical and well proportioned. A private entrance leads to a landing with useful storage, giving access to all rooms. The property boasts a spacious lounge/diner, providing ample space for both relaxing and entertaining, with good natural light throughout. The separate fitted kitchen is neatly arranged and offers good storage and worktop space.

There is a generous double bedroom, complemented by a well-appointed bathroom. The property is presented in good condition, allowing a buyer to move straight in with minimal work required. Externally, the maisonette benefits from a private rear garden, ideal for outdoor seating or low-maintenance gardening, along with a garage located in a nearby block, providing secure parking or additional storage.

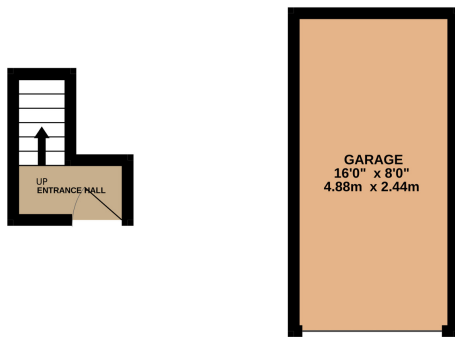
Located in a quiet residential area while remaining within easy reach of local amenities, transport links, and town facilities, this property combines peaceful living with everyday convenience. Early viewing is highly recommended to appreciate the space, condition, and desirable location on offer.



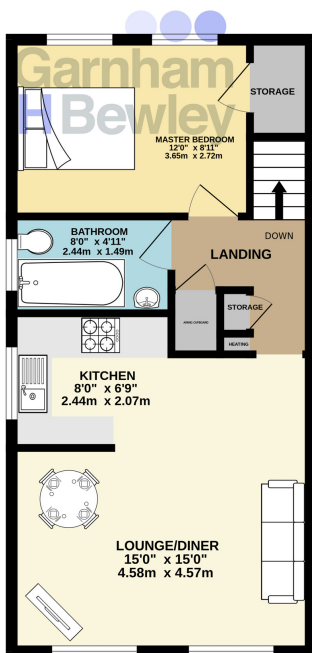
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GROUND FLOOR
160 sq.ft. (14.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Accommodation

Ground Floor Entrance

Lounge / Diner

15' 0" x 15' 0" (4.57m x 4.57m)

Kitchen Area

8' 0" x 6' 9" (2.44m x 2.06m)

Master Bedroom

12' 0" x 8' 11" (3.66m x 2.72m)

Bathroom

8' 0" x 4' 11" (2.44m x 1.50m)

Outside

Garage

16' 0" x 8' 0" (4.88m x 2.44m)

Rear Garden



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NEAREST STATIONS

East Grinstead Station - 1.3 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.5 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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