

£340,000

24 Brook Close, East Grinstead



- Terraced Family Home
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Front and Rear Gardens
- Garage En-Bloc
- No Onwards Chain

For further information contact Garnham H Bewley:

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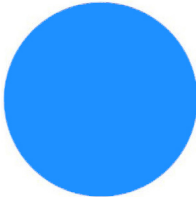
24 Brook Close, East Grinstead, West Sussex RH19 3XZ

Garnham H Bewley are delighted to present for sale this charming two double bedroom terraced, Mock Georgian-style family home situated on the ever-popular Worsted Farm development. Offered to the market with no onward chain, the property features gas radiator central heating, a kitchen/breakfast room, and a garage en bloc. Located at the end of a quiet cul-de-sac, the home provides excellent access to Estcots Primary School and Sackville Secondary School. Internal viewing is highly recommended to fully appreciate this lovely example of a two-bedroom terraced property.

Ground Floor The accommodation comprises an compact entrance hall and a generous lounge/dining room with window to the front aspect, as well as stairs rising to the first-floor landing. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units, work surfaces, a 1 1/2 bowl sink/drain, and space for a cooker, fridge/freezer, washing machine and door to the rear aspect.

First Floor The main bedroom is of an excellent size and benefits from two front-facing windows. Bedroom two overlooks the rear garden, and both rooms are served by the family bathroom, fitted with a panel-enclosed bath with mixer taps, shower attachment, wash hand basin, low-level W.C., radiator, and window to the rear.

Outside The rear garden is fully fence enclosed, featuring a patio area leading down to shingles bordered by mature shrubs and planting. The front offers a small garden area with a path leading to the front door. A garage en bloc completes the accommodation.



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Accommodation

Ground Floor Lounge/Dining Room

18' 8" x 12' 5" (5.69m x 3.78m)

Kitchen

12' 5" x 9' 2" (3.78m x 2.79m)

First Floor Landing

Main Bedroom

14' 3" x 12' 6" (4.34m x 3.81m)

Bedroom 2

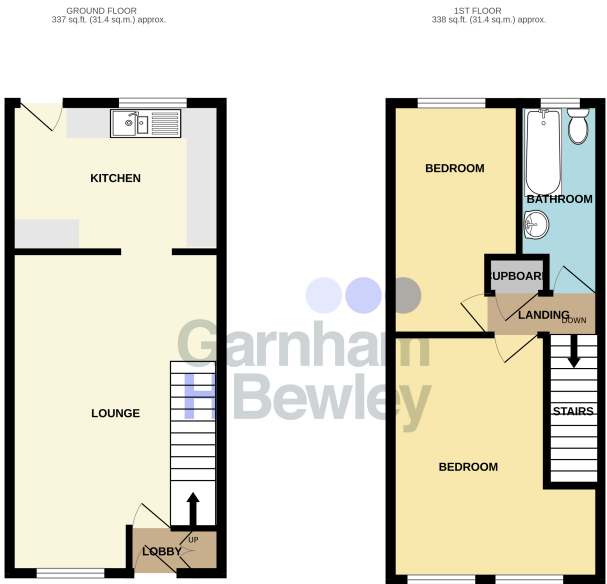
13' 8" x 7' 4" (4.17m x 2.24m)

Family Bathroom

8' 6" x 4' 9" (2.59m x 1.45m)

Outside Garden

Garage En-Bloc

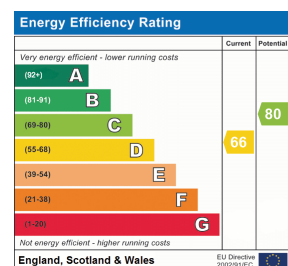


TOTAL FLOOR AREA: 575 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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