



Park Road,
East Grinstead, West Sussex

price £335,000



PARK ROAD, EAST GRINSTEAD, WEST SUSSEX

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LOCATION

Located within easy reach of primary and secondary schools and local shops catering for every day needs. The town centre is within a mile and offers a more comprehensive range of facilities including three supermarkets, restaurants, coffee houses and boutique shops. East Grinstead mainline station is also within walking distance and has frequent services to Victoria, East Croydon and London Bridge.

PROPERTY DESCRIPTION

An end of terrace property within easy reach of the town centre and mainline station offering accommodation in need of some modernisation. The property currently offers three bedrooms, living room, sun room, kitchen/breakfast room, cloakroom & shower room. Outside includes courtyard garden & garage. The property is offered to the market with no ongoing chain.

DIRECTIONS

From our office on East Grinstead High Street turn left and at the mini roundabout turn right onto London Road. Proceed on London Road through the one way system and follow signs for London, take the second turning on the left into Maypole Road where the property can be accessed via garage and parking area on the right hand side towards the end of the road.





ACCOMMODATION

ENTRANCE PORCH

The property is accessed via a double glazed porch with pitch roof and sliding door. Leading through a white wood front door into:

HALLWAY

Fully carpeted, radiator, door to meter cupboard and understairs cupboard.

KITCHEN/DINING ROOM

The Kitchen comprises a range of white wall and base units with contrasting work tops with a dividing breakfast bar with display cupboards above. Vinyl flooring and fully tiled walls. Window overlooking the front of the property. The Dining Area has a casement window overlooking the front and one to the side of the property. Radiator. There is a small lift in the corner of the room which gives direct access to the main bedroom above (this can be removed).

LIVING ROOM

Windows overlooking the rear and side of the property, radiators and tv and ariel points. Double french doors leading into:

SUN ROOM

Full length double glazed windows with sliding doors leading into the garden.

CLOAKROOM

Comprising of low level WC and wall hung handbasin with stainless steel taps. Radiator and extractor fan.

First Floor

BEDROOM ONE

Overlooking the front of the property with secondary glazed windows. White 4 door, built in wardrobe with hanging rail and shelf above, radiator, tv and ariel points. There is a space for access to the lift from the Dining Room. Leading into:

ENSUITE BATHROOM

Comprising of low level WC, wash hand basin with stainless steel taps, panel bath with power shower fitment, folding glass shower screen, fully tiled.

BEDROOM TWO

Windows overlooking the rear of the property. Radiator, tv and ariel points, white 4 door built in wardrobe.

BEDROOM THREE

Windows overlooking the rear of the property. Built in white 4 door wardrobe with hanging rail and shelf above. Radiator.

BATHROOM/WET ROOM

Frosted, secondary glazed window to the side of the property. Vinyl flooring. Low level WC with concealed cistern, wall mounted hand basin with stainless steel taps. Radiator. Walk in shower area with power shower, folding half door with a central floor drain.

OUTSIDE

FRONT GARDEN

The front garden is paved with planted shrubs with a high wall and entrance gate.

REAR GARDEN

The rear garden is paved with flower beds with mature shrubs, hexagonal summer house and door to:

GARAGE

Power and an electric up and over door.



