



Sister Ann Way, East Grinstead, RH19 3BQ

Guide price £525,000 - £535,000 Freehold

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in brief...

- End of terrace family home
- Four double bedrooms
- Master bedroom with ensuite
- Kitchen/breakfast room
- Living/dining room

- Family bathroom and downstairs cloakroom
- Landscaped rear garden
- Sought after location
- Close proximity to local schools
- Walking distance to town centre and train station



in more detail...

A beautifully presented and spacious, four double bedroom family home ideally situated within a sought after area of East Grinstead. This 1490sq ft property offers versatile accomodation arranged over two floors and further benefiting from an extensive rear garden and the possibility of extending (STPP). The property was constructed in 2016 and therefore still benefits from the NHBC warranty.

The ground floor briefly comprises: storm porch; reception hallway with under stair storage cupboard; downstairs cloakroom with low-level WC, wash hand basin and heated towel rail; modern kitchen/breakfast room with a range of wall and base level units, 5-ring gas hob with electric oven and overhead extractor hood, integrated fridge/freezer and dishwasher; spacious dual aspect living/dining room with French doors leading to the rear garden completes the ground floor.

The first floor comprises: master bedroom outlooking to the front of the property with an ensuite consiting of a double shower, wash hand basin and low-level WC; two double guest bedrooms overlooking the rear garden; further double guest bedroom with a window to the side of the property; family bathroom with low-level WC, wash hand basin, heated towel rail, bath with overhead shower and glass screening; the landing gives access to the extensive loft space above which could be utilised as further living accomodation (STPP).

Externally, the property benefits from two allocated parking spaces to the rear. The garden has a patio abutting the rear of the building with a large expanse of lawn leading to an additional patio area with a garden shed. The front garden is laid to lawn with a path leading to the front of the property.



outside and the location...

This property is ideally situated within walking distance of The Moatfield Doctors Surgery, Kings Centre leisure facility plus several Primary Schools rated Good by Ofsted and Mount Noddy Park. The popular market town of East Grinstead is located approximately half way between London and the South Coast, boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a vast selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria/London Bridge in approx 1 hr). Ideally situated for access to the M23/M25 motorway and Gatwick Airport.

DIRECTIONS

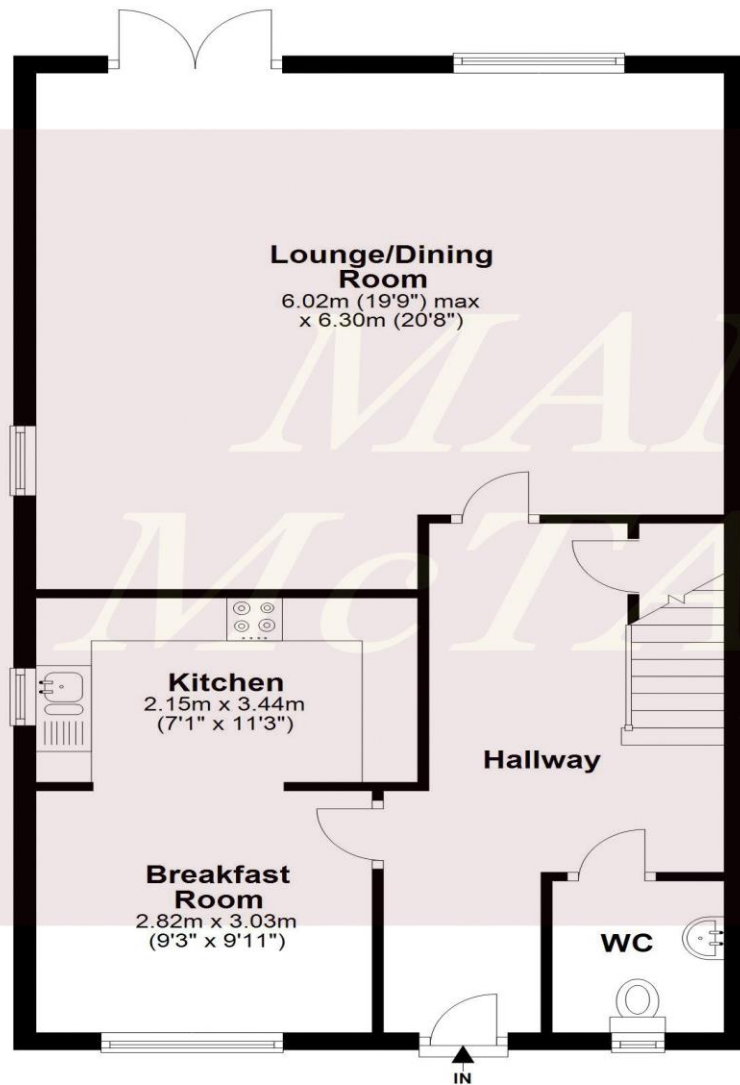
Head north west on London Road towards King St, through the traffic lights and at the roundabout, continue straight over onto Beeching Way and bear right to continue on London Road. Turn left onto Moat Rd and then left into Sister Ann Way, where the property can be found at the end of the road on the right hand side.

Please check google maps for exact distances and travel times (property postcode: RH19 3BQ)

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93	(92-100) A		94
(81-91) B	84		(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

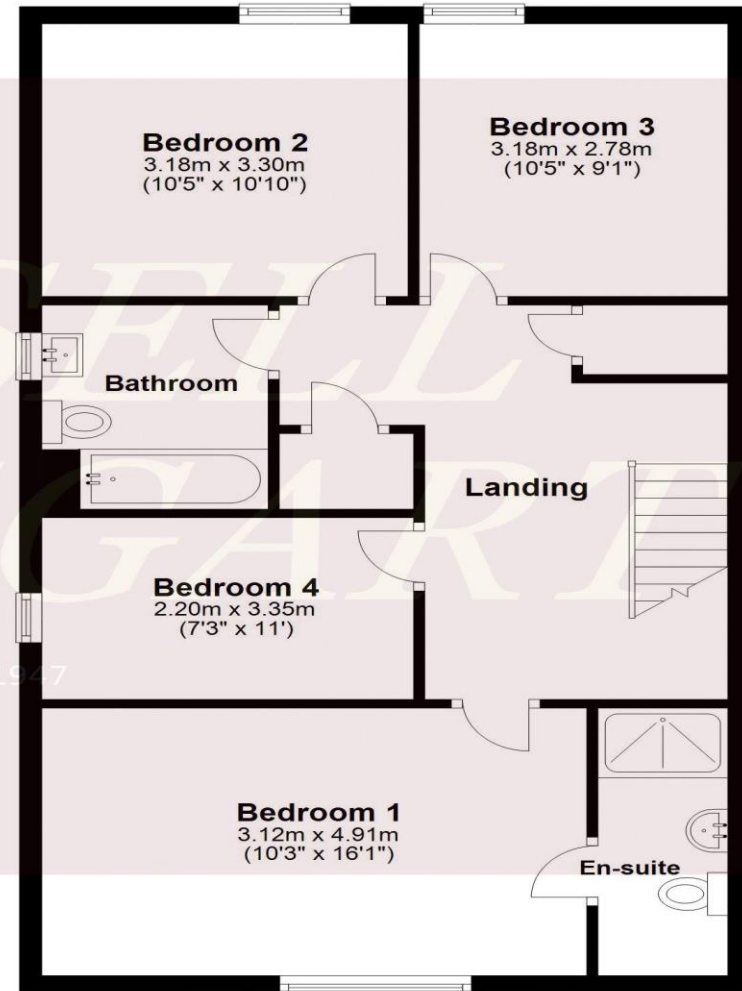
Ground Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



Total area: approx. 138.5 sq. metres (1490.8 sq. feet)

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