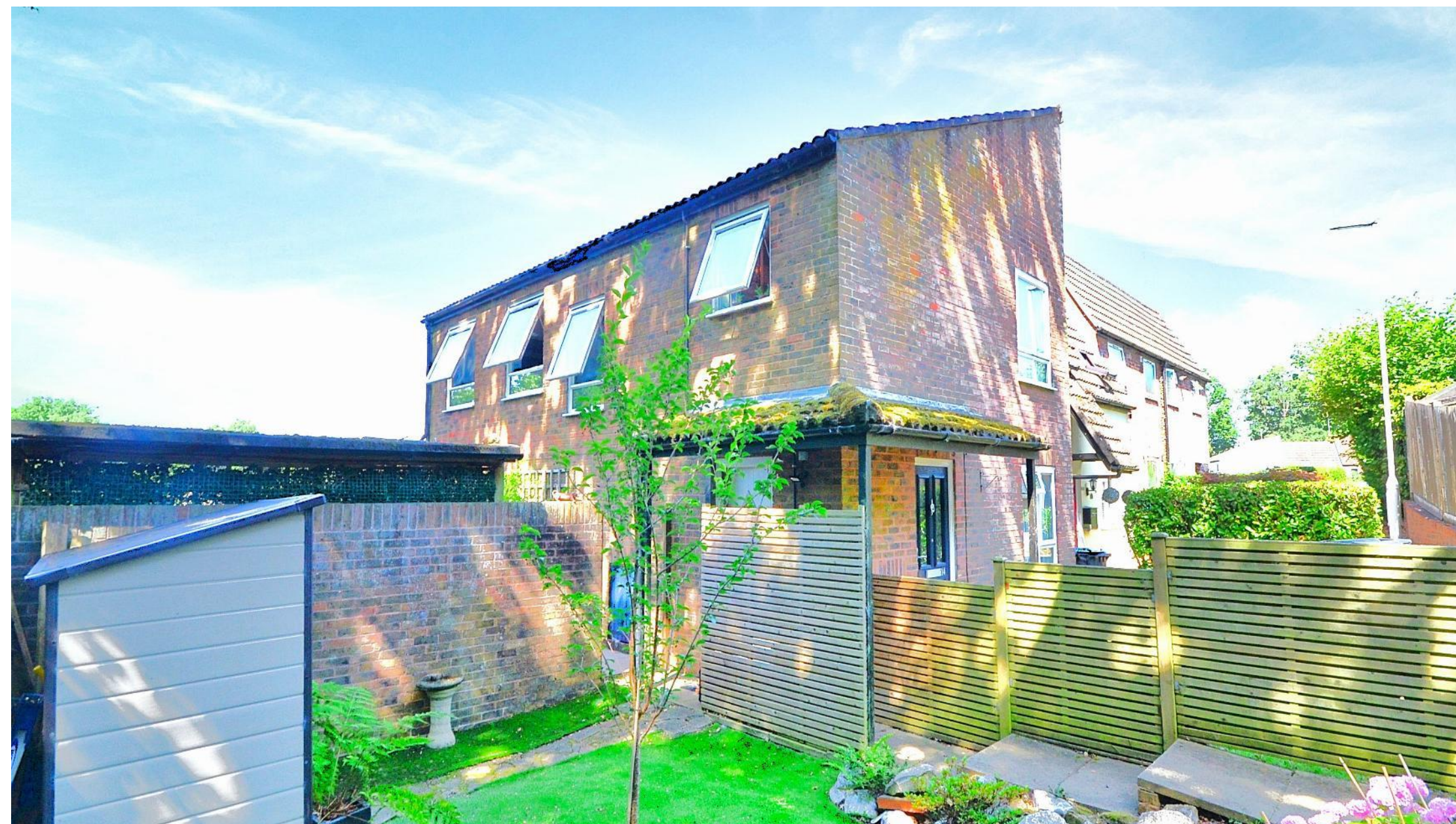


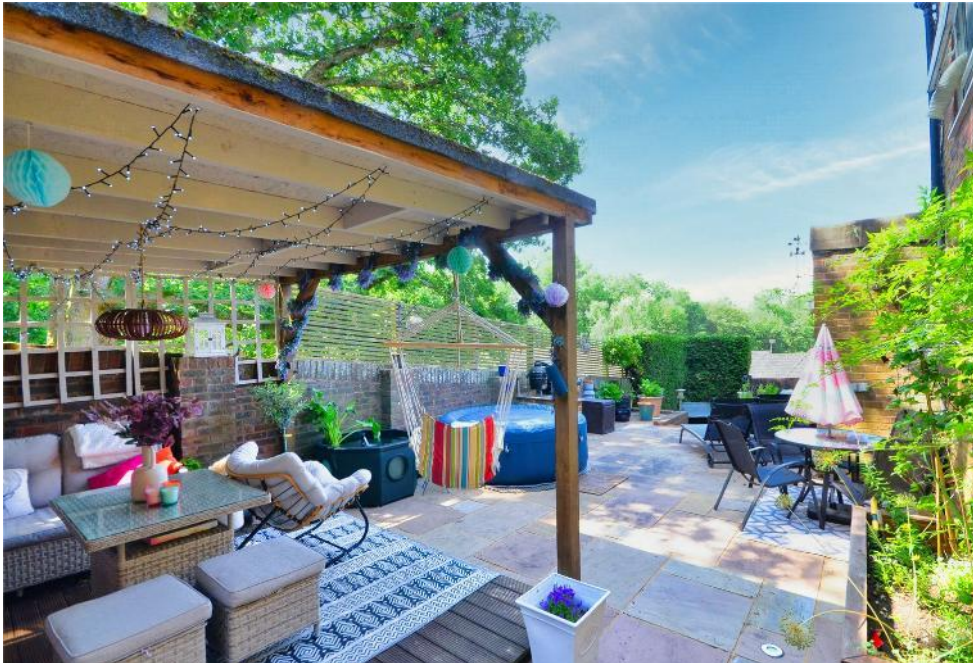


Guide price £285,000 - £295,000

Newton Avenue, East Grinstead, RH19

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mayhews



A well-presented, spacious, light and airy, two bedroom, first floor maisonette with fabulous landscaped private garden.

Property description

Mayhew Estates are delighted to offer for sale this purpose-built, first floor maisonette accessed through its own garden and private front door. The accommodation is spacious and well presented and enjoys a convenient yet tucked away position. A real feature of this property is the fabulous private landscaped garden which sides onto woodland affording a high degree of privacy.

Accommodation comprises, private front door with stairs rising to first floor landing with pull down loft ladder and part boarded loft, doors to rooms. The lounge/kitchen is a fabulous light and airy room with three windows allowing plenty of natural light. The spacious lounge area is adjoined by the open plan refitted kitchen. The kitchen comprises a modern range of units at eye and base level, built-in oven and hob and plenty of worktop space, there is a useful walk in storage cupboard. There are two bedrooms complemented by a stylishly refitted bathroom.

Outside

There is an open front garden with artificial grass and useful shed and a gate to the private rear garden. The garden is an exceptional space having been thoughtfully landscaped to provide a paved terrace area with a covered decked seating area and steps leading down to an area of artificial grass. There is a useful brick-built storage cupboard, outside lights and outside power points.

EPC = C



Key features

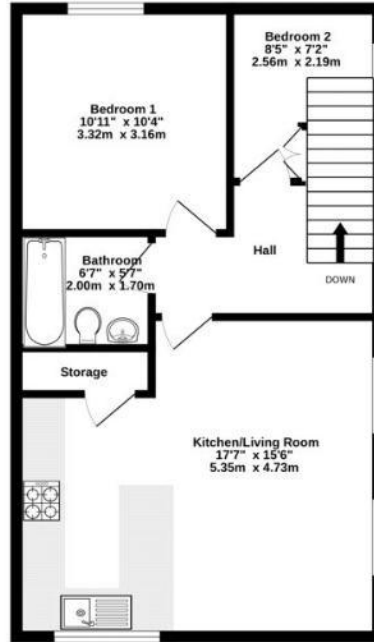
- Own front door
- Viewing recommended
- First floor maisonette
- Two bedrooms
- Lounge and refitted kitchen
- Refitted bathroom
- Fabulous private rear garden



Ground floor
36 sq ft (3.4 sq m) approx.



1st floor
531 sq ft (49.7 sq m) approx.



TOTAL FLOOR AREA: 571 sq ft (52.1 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.
Made with floorplan 2.0.0.0



IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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