



Blackwell Road, East Grinstead

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Blackwell Road

East Grinstead, East Grinstead

A fantastic opportunity to acquire this five bedroom family home, ideally situated in a sought after location and within close proximity to East Grinstead town centre. The 1219sq ft property boasts versatile living accommodation arranged over three floors as well as plenty of scope for modernisation and extension throughout.

The accommodation briefly comprises: storm porch; reception hallway with under stair storage; downstairs cloakroom with low-level WC and wash hand basin; formal dining room with a feature bay window to the front aspect as well as an open fireplace; living room with patio doors leading to the rear garden; fitted kitchen with a range of wall and base level units, sink and drainer and plenty of space for appliances in addition to a breakfast bar. The first floor comprises: master bedroom with a bay window to the front aspect and bespoke wardrobes; double guest bedroom overlooking the rear garden; single guest bedroom with a view to the rear; family bathroom with low-level WC, wash hand basin, shower and a window to the front aspect.

The second floor comprises: large single guest bedroom with fitted wardrobes and a view to the front aspect; an additional single bedroom overlooking the garden; a family bathroom with a low-level WC, wash hand basin and a bath concludes the accommodation.





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Externally, the property further benefits from driveway parking with room to extend and leads to the side access to the rear of the property. The Southerly facing rear garden is mostly laid to lawn with a patio area abutting the rear of the property, a useful garden shed and a variety of mature trees, shrubs and flowering plants.

Council Tax band: D

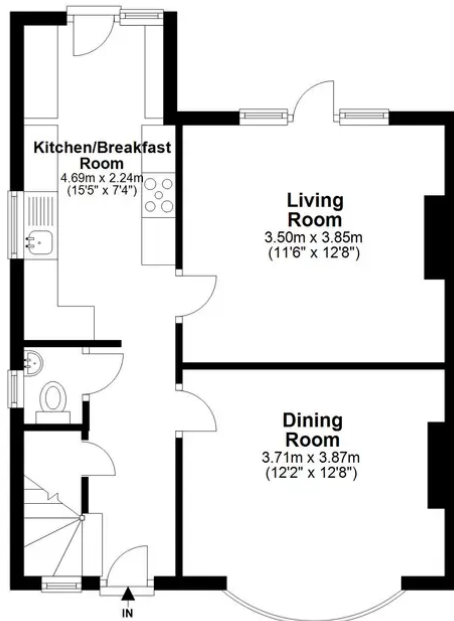
Tenure: Freehold

- Semi-detached family home
- Five bedrooms
- Extensive rear garden
- Scope for modernisation throughout
- Potential to extend (STPP)
- Three bathrooms
- Driveway parking
- Walking distance to town centre
- Close proximity to local schools



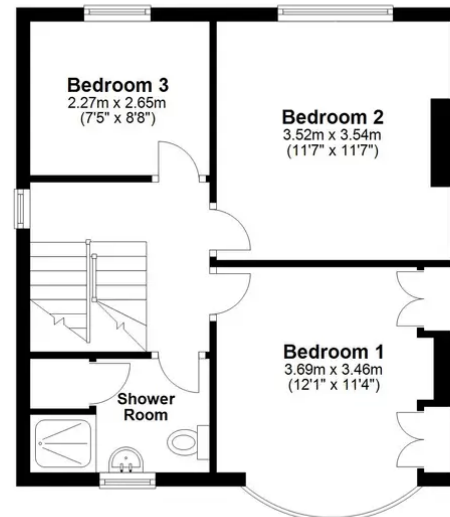
Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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