



Morton Road, East Grinstead

Offers in Region of £425,000

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# Morton Road

East Grinstead, West Sussex

An extended and well presented Victorian semi detached family home, situated within walking distance to East Grinstead Town centre and mainline train station. The property has been modernised throughout to a high specification and benefits from a Southerly aspect rear garden.

The accommodation briefly comprises: entrance hall; living room with an open fireplace and a bay window to the front; dining room with understairs storage and French door to the rear garden; modern fitted kitchen which has a range of wall and base level units, wooden worktops, 4 gas ring hob and an electric oven; utility room with plumbing for dishwasher, washing machine and rear door access to the garden;

On the first floor, there is a landing which has a loft ladder access to the partially boarded loft. The loft also has the potential to be converted STPP. Furthermore, there are two double bedrooms with custom built shutters and built in wardrobes in the master bedroom. A refitted family bathroom with WC, wash hand basin, heated towel rail, corner shower cubicle and freestanding bath, completes the living accommodation.

The current owner has also fitted double glazing windows and a combi boiler installed in the last 3 years.





## Morton Road

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Externally the property benefits from driveway parking for one car and plenty of on street parking if needed. Gated side access leads to the South facing rear garden which is mainly laid to lawn with a decked seating area abutting the rear of the property. A variety of mature trees, hedges and shrubs provide a high level of seclusion to the rear garden.

Council Tax band: C

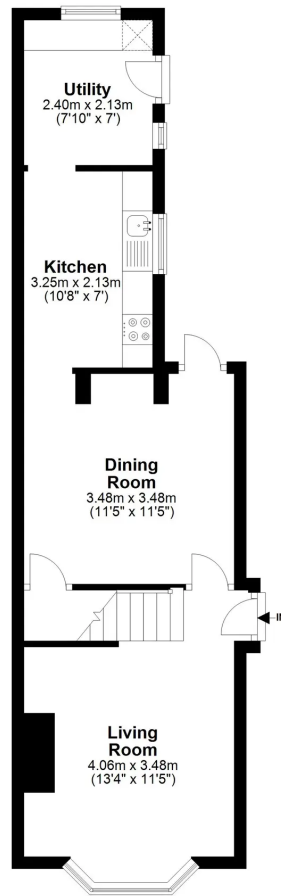
Tenure: Freehold

- Semi detached family home
- Victorian property
- Two double bedrooms
- Modern family bathroom
- Extended kitchen
- Two reception rooms
- Utility room
- Driveway parking
- South facing rear garden
- Walking distance to East Grinstead Town centre and mainline train station



### Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 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.

## Mansell McTaggart East Grinstead

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