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**Pegasus Way, East Grinstead**

Guide Price **£450,000 – £475,000**

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# Pegasus Way

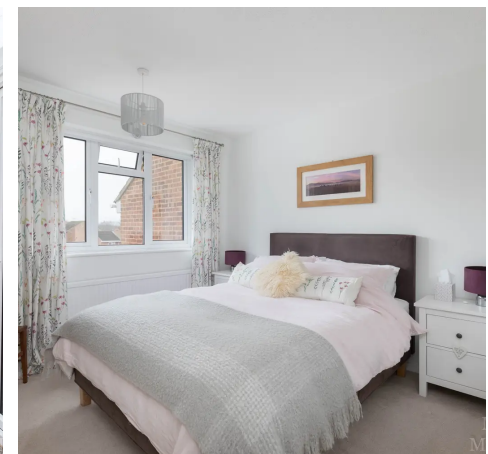
## East Grinstead

A well presented and spacious three bedroom semi detached family home, which is situated within walking distance to local schools and East Grinstead town centre. The property offers versatile living space arranged over two floors, totalling 1223 Sq ft and also benefits from driveway parking and a single garage.

The living accommodation briefly comprises: entrance porch; entrance hall; downstairs cloakroom with a WC and wash hand basin; spacious living room with front aspect views and an understair cupboard; dining room with patio doors that lead to the conservatory; conservatory with French doors to the rear garden; modern fitted kitchen with a range of wall and base level units, 5 gas ring hob and an electric oven. A utility room with wall and base level units, plumbing for a washing machine, dishwasher and French door to the rear garden, completes the ground floor.

On the first floor there is a landing with an airing cupboard and loft ladder access to the partially boarded loft; master bedroom with front aspect views; double guest bedroom with rear aspect views and fitted wardrobes; modern family bathroom with a WC, wash hand basin, heated towel rail, bath with rainfall shower over and underfloor heating. A single bedroom with a fitted wardrobe concludes the living accommodation.

Externally there is driveway parking for three cars and an electric up and over door leads to the single garage with power and lighting. The rear garden is mainly laid to lawn with a patio seating area abutting the rear of the property. A variety of mature trees, hedges, shrubs and flowers provide seclusion and privacy to the garden. There is also a decked seating area and a timber shed.







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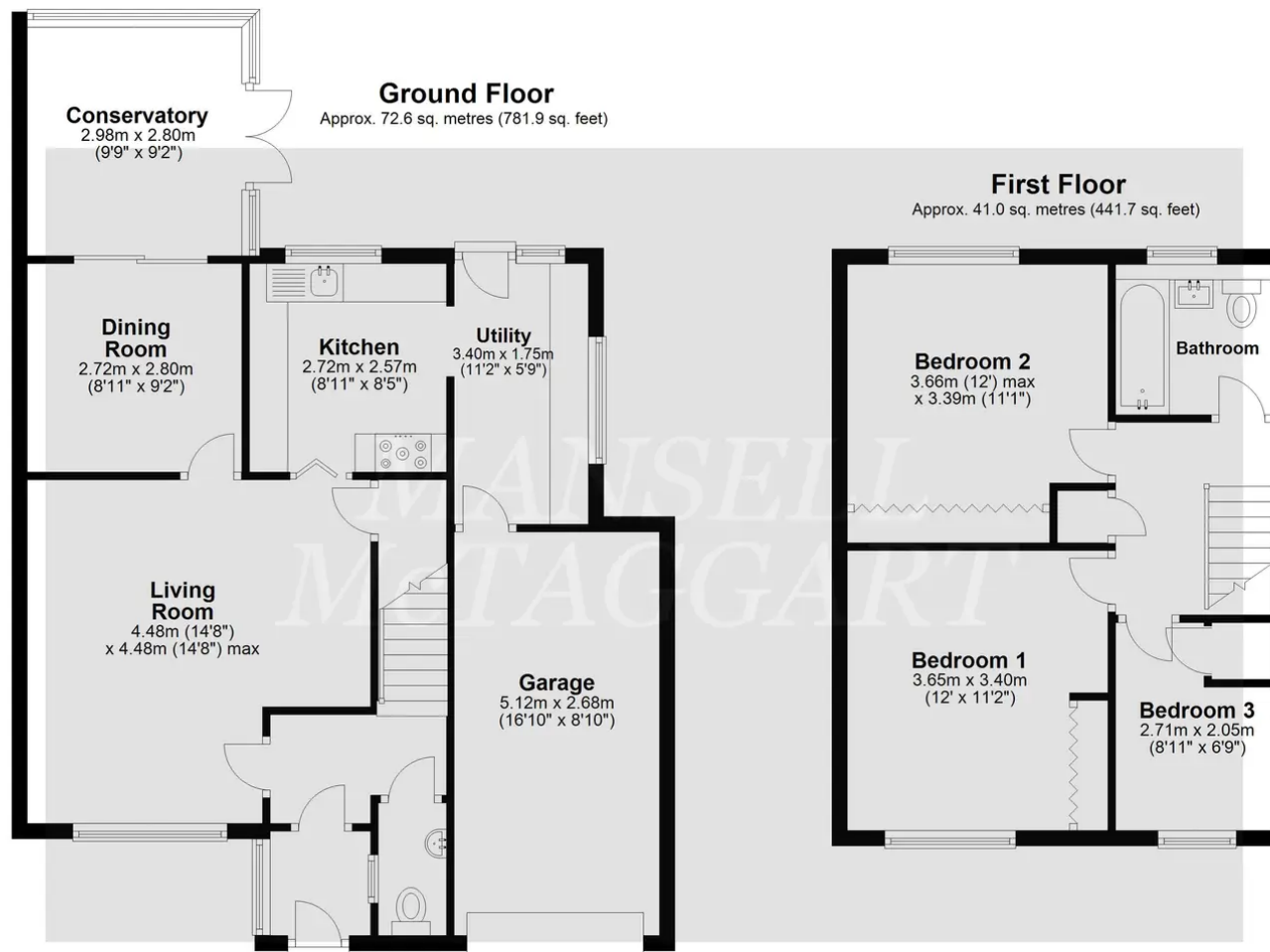
Council Tax band: D

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Modern fitted kitchen with appliances
- Utility room
- Downstairs cloakroom
- Modern family bathroom
- Private rear garden
- Single garage
- Driveway parking
- Walking distance to local schools







Total area: approx. 113.7 sq. metres (1223.5 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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