



## Manning Close, East Grinstead

Guide Price £425,000 – £450,000

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# Manning Close

## East Grinstead

A stunning three bedroom family home, ideally located within a sought after area of East Grinstead. This 1118sq ft property boasts versatile accommodation arranged over three floors and sits within a quiet cul-de-sac just a stones throw from the train station, High Street and various local schools.

The accommodation briefly comprises: reception hall/play room; downstairs cloakroom with low-level WC and wash hand basin; modern open plan kitchen/dining room with a range of wall and base level units, sink and drainer, 4-ring hob with double electric fan ovens, feature skylight and patio doors leading to the rear garden.

The first floor consists of: spacious living room with a bay window overlooking the rear garden; master bedroom with twin windows to the front aspect complete the first floor.

The second floor consists of a double guest bedroom with fitted wardrobes overlooking to the front aspect ; single guest bedroom with a view of the rear garden; family bathroom with low-level WC, wash hand basin with vanity and a bath with mixer taps and an overhead shower concludes the accommodation.





## Manning Close

East Grinstead

Externally, the property further benefits from driveway parking with an EV charging point. The landscaped and secluded rear garden is mostly laid to lawn with a patio area abutting the rear of the property.

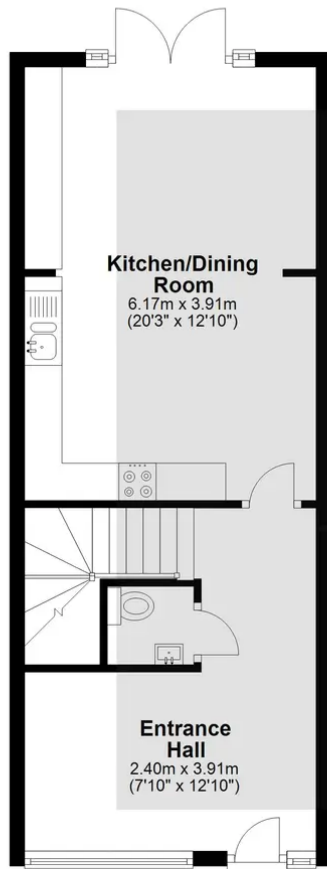
Council Tax band: D

Tenure: Freehold

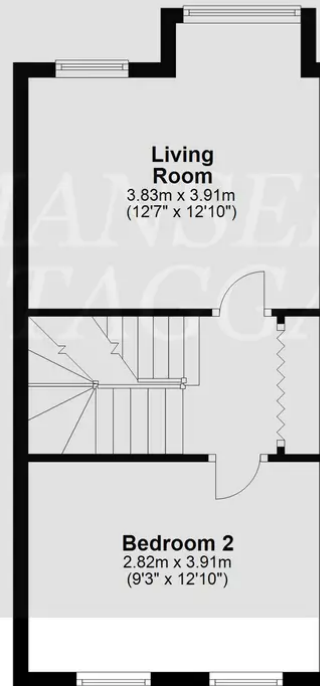
- Spacious town house
- Three bedrooms
- Extended to the front and rear
- Upgraded throughout
- Quiet cul-de-sac
- Downstairs cloakroom
- Driveway parking
- Secluded rear garden
- Close proximity of town centre and train station
- Walking distance to local schools



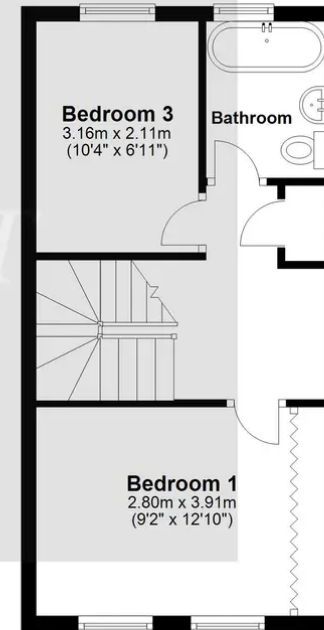
**Ground Floor**  
Approx. 40.5 sq. metres (435.6 sq. feet)



**First Floor**  
Approx. 32.4 sq. metres (348.6 sq. feet)



**Second Floor**  
Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 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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