



COLE'S
ESTATE AGENTS

Verbania Way
East Grinstead
West Sussex

Asking Price £279,950

- QUIET LOCATION
- ONE BEDROOM
- SOUTH FACING GARDEN
- TWO PARKING SPACES
- REAR GARDEN

A mid terrace property in a popular residential area enjoying a quiet location, offering spacious accommodation including, living room, re-fitted kitchen, conservatory, large bedroom and bathroom.

Outside the property benefits from front garden, south facing rear garden and parking area for two cars.



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ACCOMMODATION

The property is entered via obscured panelled door to front, opening to:

LIVING ROOM Double glazed bay window to front, radiator, feature electric fireplace with wooden surround, stairs to first floor, television point, satellite point, telephone point, doorway to:

KITCHEN Re-fitted kitchen with a range of wall and base units with contrasting work surfaces incorporating stainless steel sink and drainer with mixer tap, cooker with four ring gas hob, oven and grill, cooker hood with extractor fan, integrated slim line dishwasher, space for upright fridge/freezer, space and plumbing for washing machine, under cupboard lighting, double glazed window to rear, glazed panelled door to:

CONSERVATORY Double glazed construction with windows to sides and patio door to rear.

First floor

LANDING Double glazed window to rear, radiator, loft hatch, doors to bedroom and bathroom.

BEDROOM Double glazed window to front, radiator, cupboard housing hot water cylinder and slatted shelving area.

BATHROOM Suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level wc, vanity top, part tiled walls, radiator, shaver point, extractor fan, obscured double glazed window to rear.

KEY INFORMATION

Internal Area	554 sq ft
Max Broadband	100 Mbps
Tenure	Freehold
EPC Rating	C - 72
Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£1,825

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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OUTSIDE

FRONT GARDEN Pebble area, pathway leading to entrance vestibule.

REAR GARDEN Large paved patio area, artificial lawn area, enclosed by fence panels, gate to parking area.

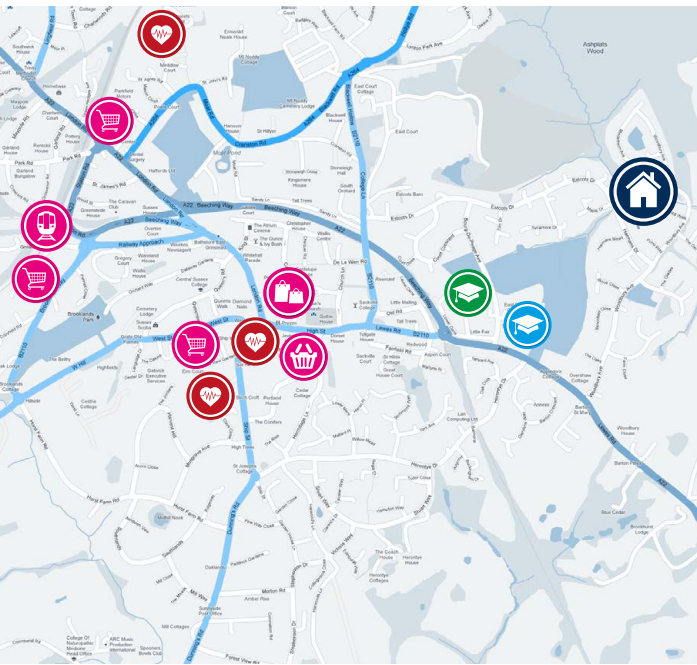
PARKING SPACE The property benefits from adjoining hard standing parking area for two cars.



LOCATION

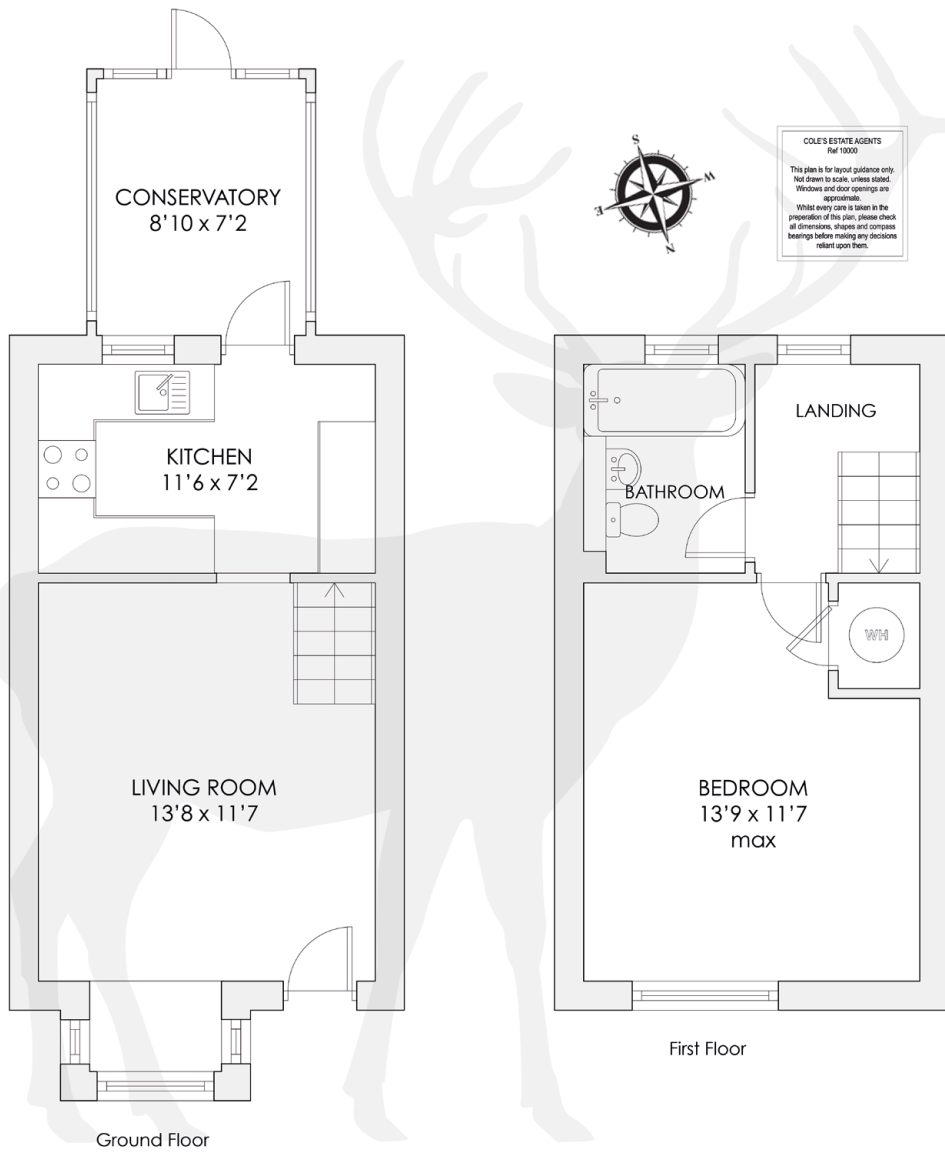
The property is situated in a popular residential area. The town centre is only 1.2 miles away and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 1.7 miles away (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

NEARBY



TRANSPORT		LOCAL SCHOOLS	
East Grinstead Station	1.8 miles	Estcots School	0.9 miles
M25 Motorway	12.2 miles	Sackville School	0.8 miles
Gatwick Airport	10.7 miles	Blackwell School	1.5 miles
AMENITIES		LARGER TOWNS	
Town Centre	0.7 miles	Crawley	11.0 miles
Supermarket	1.3 miles	Tunbridge Wells	14.1 miles
Doctors	1.3 miles		

FLOOR PLAN



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