



Connells

Mindelheim Avenue  
East Grinstead



### Property Description

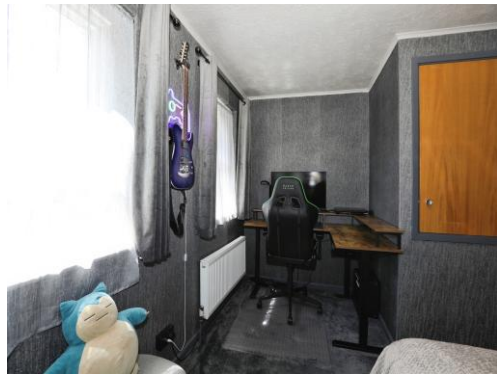
An excellent opportunity to acquire this beautifully presented two double bedroom home, ideally situated in a popular residential area of East Grinstead. Having been recently improved by the current owners, the property is offered to the market in good decorative order throughout and would make an ideal first-time purchase, investment, or downsize opportunity.

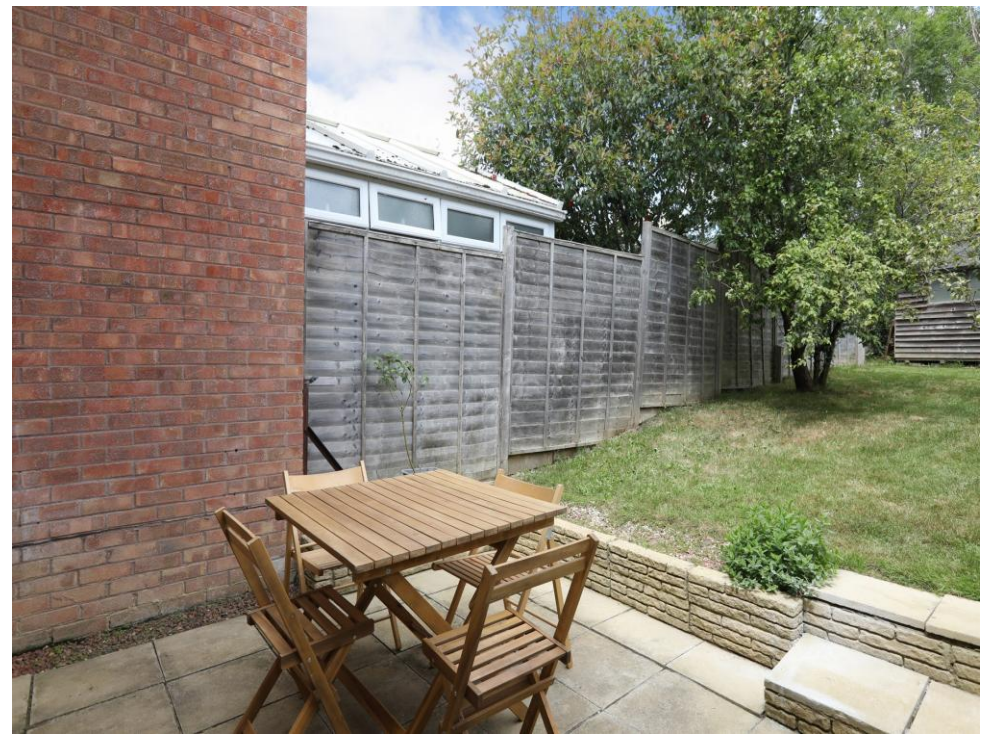
The accommodation comprises an entrance hall leading to a bright and spacious living room, with a recently renovated kitchen/diner fitted to a high standard and offering ample space for both cooking and entertaining. Upstairs, there are two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a private south-facing rear garden, featuring a patio area perfect for outdoor dining and summer entertaining. Additional benefits include a private driveway providing off-road parking and a garage en-bloc for extra storage or vehicle parking.

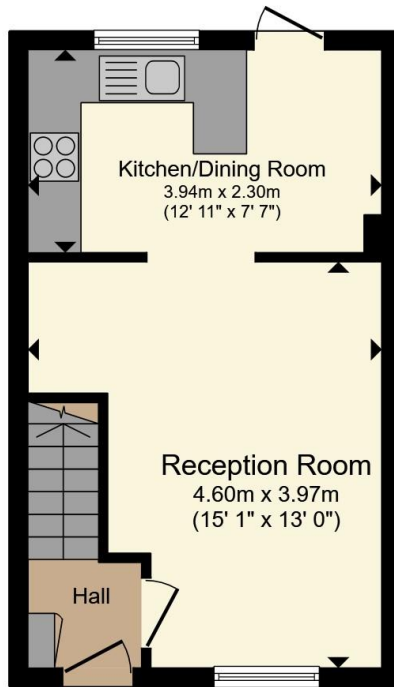


Located within easy reach of East Grinstead town centre, local schools, and transport links, this attractive home combines modern living with practical outside space in a highly convenient location

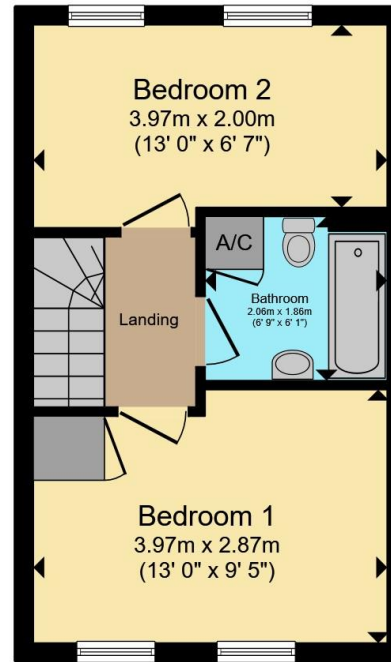




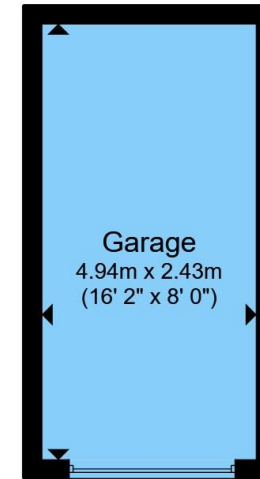




**Ground Floor**



**First Floor**



**Garage**

Total floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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