

Connells

Mindelheim Avenue
East Grinstead

Mindelheim Avenue
East Grinstead RH19 3UU

for sale guide price
£290,000







Property Description

A charming one-bedroom end-of-terrace house ideally positioned in a quiet residential cul-de-sac, offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property boasts well-proportioned accommodation throughout, including a bright and spacious living area, a fitted kitchen, a generous double bedroom, and a bathroom. Being end-of-terrace, the house benefits from additional privacy and a wonderful sense of space.

Externally, the standout feature is the large rear garden, providing ample space for entertaining, gardening, or future enhancement (subject to the necessary consents). The property also benefits from allocated parking, adding further convenience.

Conveniently located within easy reach of East Grinstead town centre, local amenities, and transport links, this delightful home combines practical living with excellent outdoor space.

Agents Note:

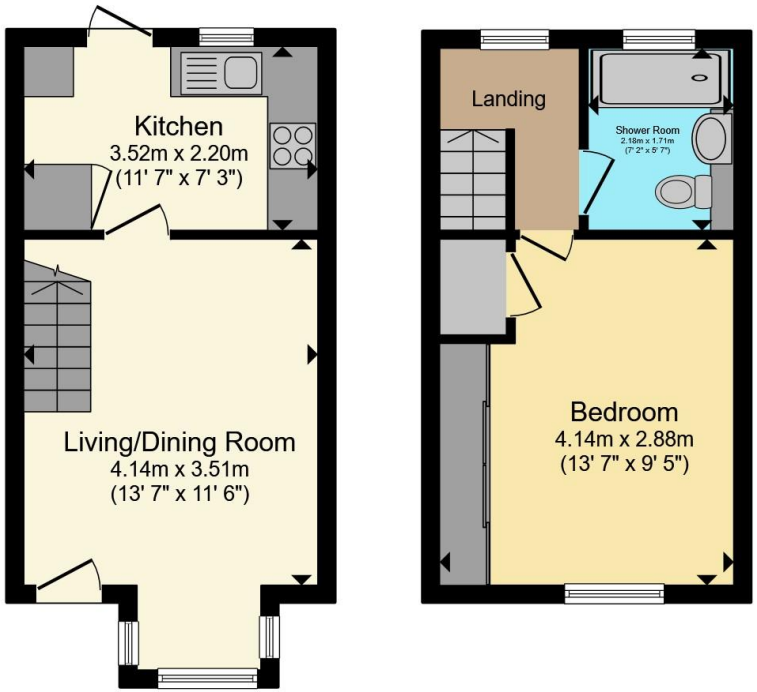
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Ground Floor **First Floor**

Total floor area 46.6 m² (502 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

Connells

To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405859

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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