



San Feliu Court, East Grinstead

Guide Price £325,000 – £350,000

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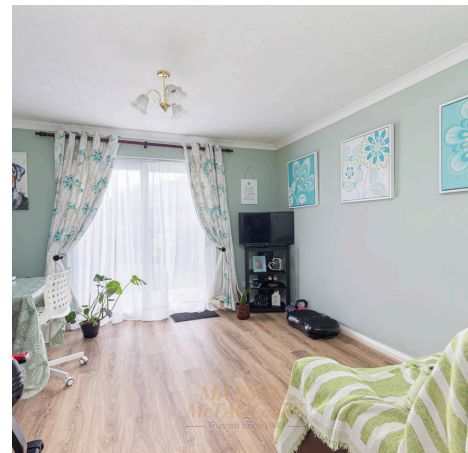
San Feliu Court

East Grinstead

A two bedroom end of terrace situated on the popular Estcots estate, which is in need of modernisation. This property offers nearly 650 Sq ft of living space and benefits from driveway parking, a single garage and no onward chain!

The accommodation briefly comprises: entrance hall with a storage cupboard; downstairs cloakroom with a WC and wash hand basin; living room with an understairs cupboard and patio doors to the rear garden. A fitted kitchen, with a range of wall and base level units, washing machine, electric oven, 4 gas ring hob and space for other appliances, concludes the ground floor.

The first floor consists of a landing with loft ladder access to the partially boarded loft; master bedroom with rear aspect views and fitted wardrobes; family bathroom with a WC, Wash hand basin and bath with an overhead shower. A double guest bedroom with fitted wardrobes and an airing cupboard completes the living space.





San Feliu Court

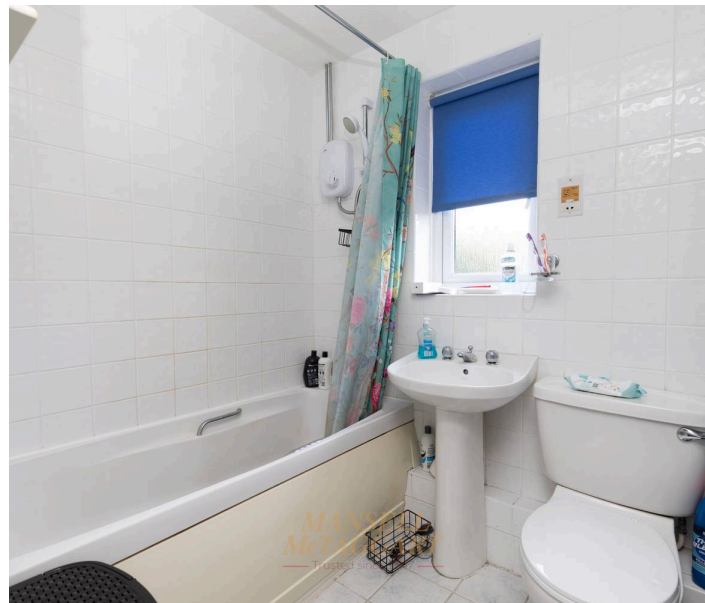
East Grinstead

Externally, the property benefits from a driveway for 2 or 3 cars and up and over door access leads to the single garage. Gated side access leads to the mainly laid to lawn rear garden, with a patio seating area abutting the rear of the property.

Council Tax band: C

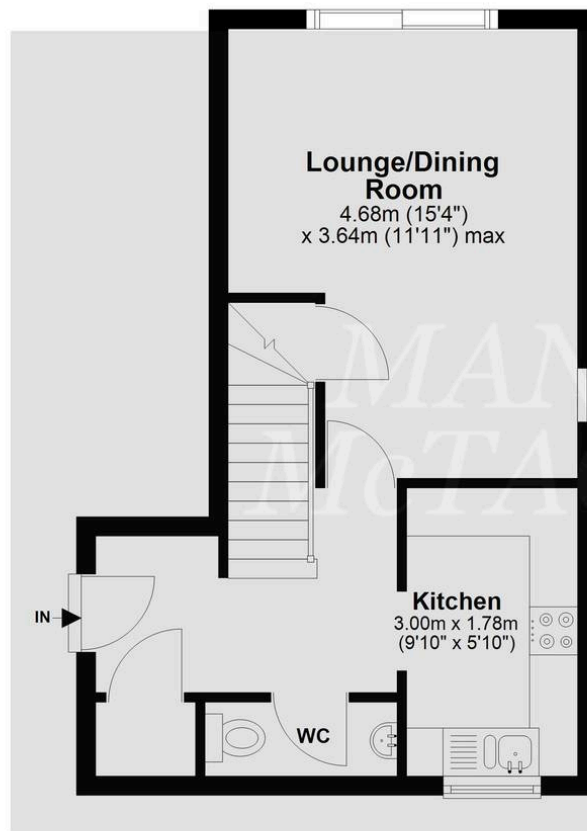
Tenure: Freehold

- End of terrace
- Two double bedrooms
- Downstairs cloakroom
- In need of modernisation
- Driveway parking
- Single garage
- No onward chain!
- Walking distance to East Grinstead town centre and local schools
- New boiler installed in 2023



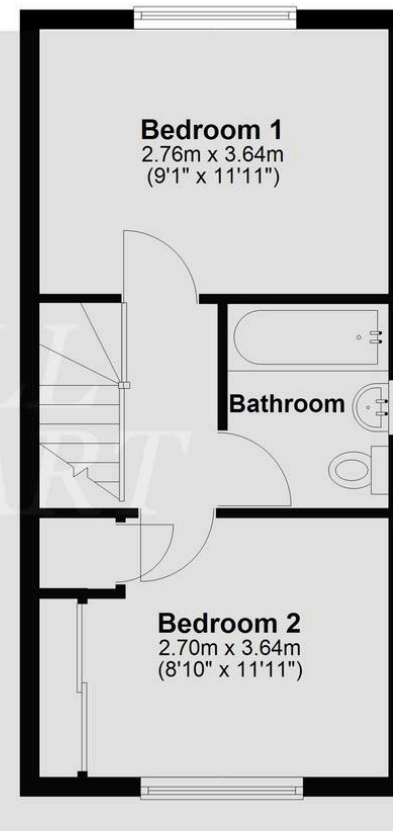
Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 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 buyer. Plan produced using PlanUp.

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