



## Twyhurst Court, East Grinstead

Offers in the region of £270,000

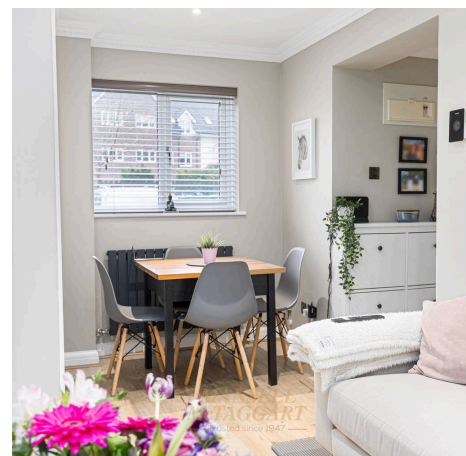
**MANSELL  
McTAGGART**

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A well presented and modern one bedroom end of terraced property which is situated in a quiet cul-de-sac, in the popular market town of East Grinstead. The property offers over 500 Sq ft of living space and further benefits from an allocated parking space, new boiler in 2022 and short walk to East Grinstead train station.

The living accommodation briefly comprises: dual aspect living/dining room with a bay window to the front. Modern fitted kitchen with a range of wall and base level units, electric oven, 4 ring electric hob, washing machine and space for other appliances concludes the ground floor.

The first floor consists of a landing with an airing cupboard; double bedroom with built in wardrobes and front aspect views. A modern family bathroom with a WC, wash hand basin and bath with an overhead shower completes the living accommodation.





Externally the property benefits from an allocated parking space, a patio area out the front of the property and an outdoor cupboard.  
Council Tax band: C

Tenure: Freehold

- End of terrace
- One bedroom
- Well presented and modern throughout
- Modern family bathroom
- Fitted kitchen with integrated appliances
- Allocated parking space
- Over 500 Sq ft of living space
- Cul-de-sac location
- Short walk to East Grinstead town centre and mainline train station
- Easy access to the M23, M25 & Gatwick



## Ground Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



**Lounge/Dining Room**  
4.20m x 5.23m  
(13'9" x 17'2")

**Kitchen**  
2.22m x 2.16m  
(7'3" x 7'1")

## First Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



**Bedroom 1**  
3.14m x 3.44m  
(10'4" x 11'3")

**Bathroom**

Total area: approx. 47.4 sq. metres (510.0 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.

## Mansell McTaggart East Grinstead

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