



**Sackville Close  
East Grinstead RH19 2SG**

**Asking price  
£290,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
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### PROPERTY

This end-of-terrace house, situated in a much sought-after location and in close proximity to nearby schools, is now available for sale. Though in need of renovation, it presents a fantastic opportunity for first-time buyers or investors looking for a project.

The property, which is offered with NO ONWARD CHAIN, provides generous accommodation that includes two double bedrooms, a family bathroom, a separate kitchen, and a reception room offering direct access to the private rear garden. The potential to create a space reflective of your own tastes and needs is an exciting prospect.

The house also boasts a dedicated off-street parking area, capable of accommodating up to two vehicles, a significant advantage in this popular locale. This project property, while requiring investment and effort, has the potential to become a stunning home in a desirable location.

### OUTSIDE

A generous end-of-terrace property set on a quiet cul-de-sac and offering off-street parking and a private rear garden.

### LOCATION

Located just a short walk from East Grinstead's vibrant High Street, railway station, local shops, and excellent primary and secondary schools, this property offers the perfect balance of tranquillity and convenience.

### Additional Information

Tenure: Freehold

Estate Charge: £474.80 per annum

Council Tax Band: C

**SOLD AS SEEN.**







**Buses**

0.2 miles



**Shops**

Londis  
5 min walk



**Trains**

East Grinstead  
1.5 miles



**Airport**

Gatwick  
8.6 miles



**Roads**

M23  
5.3 miles



**Sport & Leisure**

Kings Centre  
1.5 miles



**Rental Income**

£1,400 pcm



**Schools**

Baldwins Primary  
Imberhorn School



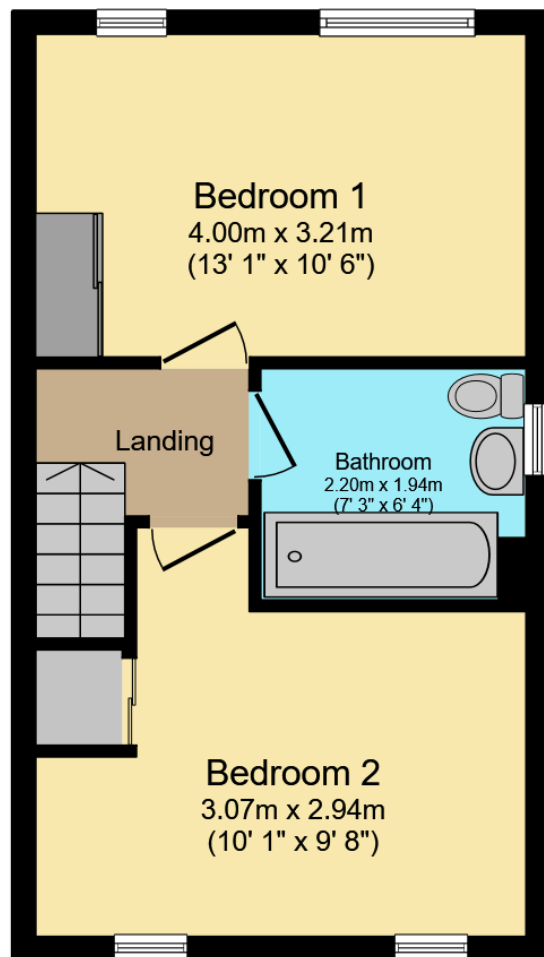
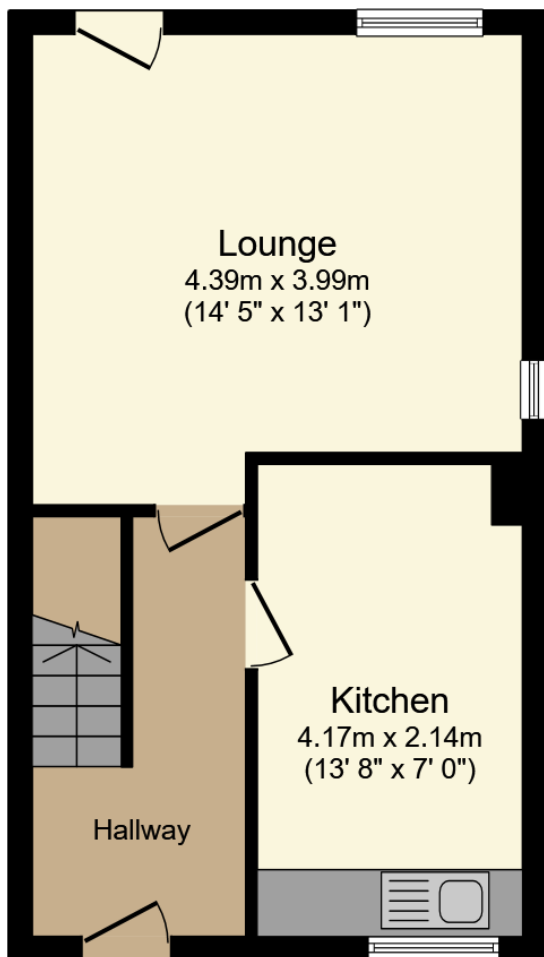
**Broadband**

Up to  
1800 Mbps

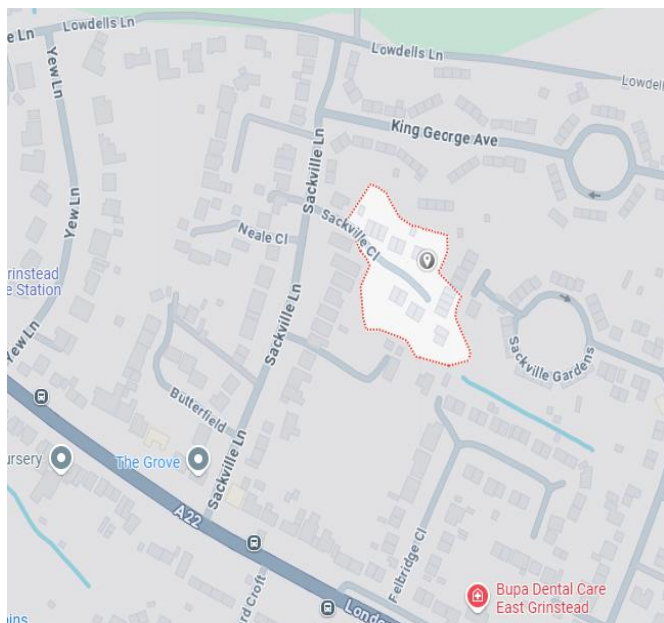


**Council Tax**

Band  
C



### Map Location



### Total Approximate Floor Area

**70.9 sq.m. / 763 sq.ft.**

### EPC Rating

Valid until: 16 February 2035

Property type: House

Total floor area: 70 square meters

#### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	87   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

Viewing arrangements by  
appointment through Brock Taylor

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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