



**Price**  
**£525,000**

**Freehold**

4x  2x  3x 

**Durkins Road, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- **GUIDE PRICE £500,000 to £525,000**
- **A fully refurbished semi detached house**
- **Large driveway for multiple cars**
- **Situated in a quiet cul-de-sac**
- **Spacious property with high spec features throughout**
- **Great location, close to good schools and mainline train station**

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge: 14'1 x 13'3 (4.30m x 4.04m)  
 Kitchen/Breakfast Area: 28'1 x 8'3 (8.57m x 2.52m)  
 Dining Area: 10'1 x 7'0 (3.08m x 2.14m)  
 Utility Room  
 Study: 8'4 x 7'6 (2.54m x 2.29m)

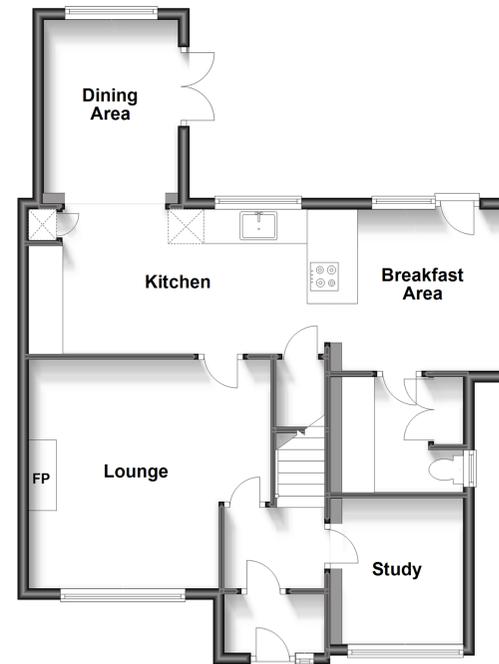
### FIRST FLOOR

Landing  
 Bedroom 1: 14'4 x 10'1 (4.37m x 3.08m)  
 Dressing Room  
 En-Suite Shower Room  
 Bedroom 2: 12'1 x 8'9 (3.69m x 2.67m)  
 Bedroom 3: 9'6 x 9'3 (2.90m x 2.82m)  
 Bedroom 4: 7'7 x 6'7 (2.31m x 2.01m)  
 Bathroom

### OUTSIDE

Front & Rear Gardens  
 Driveway Parking

**Ground Floor**  
 Approx. 67.2 sq. metres (723.7 sq. feet)



**First Floor**  
 Approx. 57.8 sq. metres (621.7 sq. feet)



**Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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