



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Warburton Close, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Semi detached house with generous driveway parking
- Beautiful country walks on your doorstep
- Garage at the rear - currently being used as a gym
- Sunny rear garden with views of Ashplats woods

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge: 16'9 x 12'2 (5.11m x 3.71m)  
 Kitchen/Dining Room: 18'9 x 9'7 (5.72m x 2.92m)

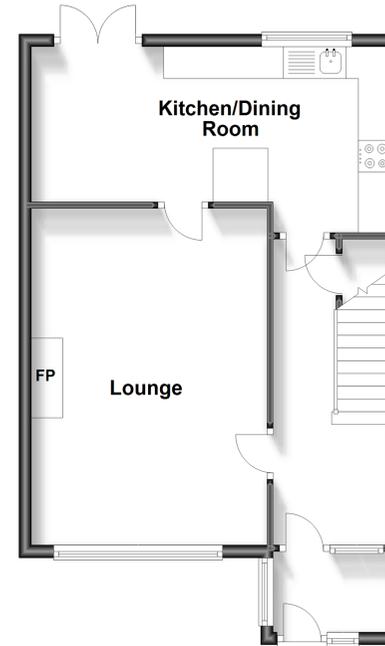
### FIRST FLOOR

Landing  
 Bedroom 1: 12'7 x 10'8 (3.84m x 3.25m)  
 Bedroom 2: 11'8 x 10'4 (3.56m x 3.15m)  
 Bedroom 3: 8'11 x 7'9 (2.72m x 2.36m)  
 Bathroom

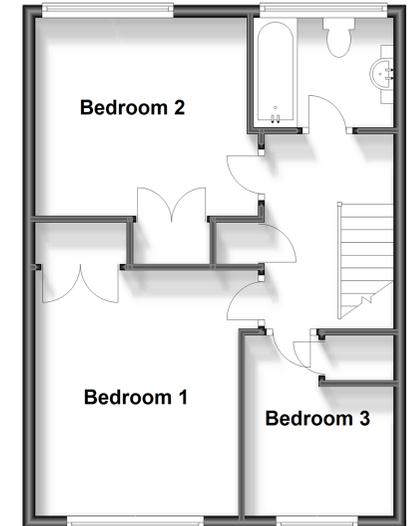
### OUTSIDE

Front & Rear Gardens  
 Driveway Parking  
 Garage

**Ground Floor**  
 Approx. 46.6 sq. metres (501.8 sq. feet)



**First Floor**  
 Approx. 44.6 sq. metres (480.3 sq. feet)



**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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