

99Home Ltd.

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3 Bed Semi-Detached In Morton Close , East Grinstead, RH19 4AF











SHORT DESCRIPTION

Property Ref: 15431 A brand-new, high-quality home combining modern comfort with timeless rural charm. Located on a peaceful private road, each property offers space, style, and convenience, with East Grinstead's amenities and transport links close by. Available from April 2026. On-site viewings are welcome for up to two adults. Off-plan purchases are encouraged, giving buyers the opportunity to tailor specifications and follow the progress as their new home takes shape. Key Highlights • Three spacious bedrooms, including an ensuite to the main bedroom • Private gardens • Private driveways • High-quality finishes throughout • Energy-efficient design using eco-friendly materials • Peaceful private road setting, close to schools, shops, and transport • Ideal for families, professionals, or those seeking a countryside retreat Property Features • Kitchen: Shaker-style cabinetry, Corian worktops, integrated dishwasher and built-in fridge freezer • Bathrooms: Premium sanitary ware with sleek design, built-in showers with high-end fittings, stylish durable tiles. • Living and Dining: High-quality LVT flooring throughout for durability and easy maintenance • Bedrooms: Ensuite to main bedroom, solid internal doors with premium ironmongery, spacious layouts with natural light Location and Amenities • Healthcare: Ship Street Surgery (0.5 miles), Boots Pharmacy (0.7 miles) • Shopping: Waitrose (0.7 miles), Sainsbury's (1.3 miles), convenience store nearby • Education: Multiple primary and secondary schools within 1.5 miles • Transport: Train station (1.1 miles), bus stop (3-minute walk) • Places of Worship: Church (0.2 miles), Mosque (1.4 miles), Temple (4.6 miles) Community and Maintenance • Ongoing landscaping and pavement clearing • Support for the National Trust to preserve the local area • Safe, welcoming, and well-maintained community Seamless Buying Experience • Fixed low legal fee (excluding stamp duty and taxes) with trusted national conveyancers • In-house mortgage broker for affordability checks and mortgage arrangements • Support for first-time buyers, chain purchases, and additional property acquisitions ICW Warranty and Contractors warranty provided... Property Type: Semi-detached Full selling price: £575000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 904.168 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chai free Possession of the property: NA -----



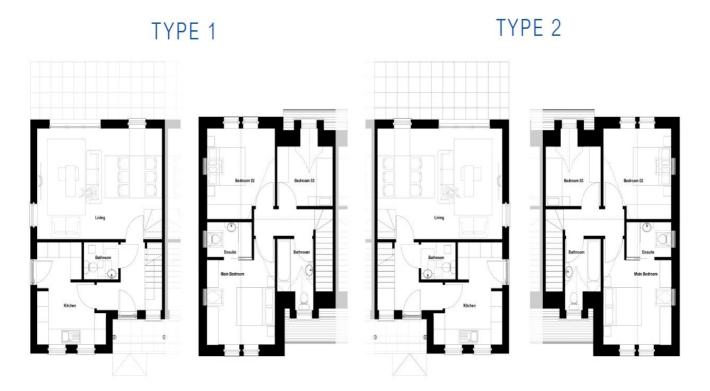




FLOOR PLAN

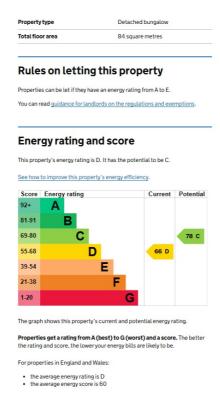
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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