



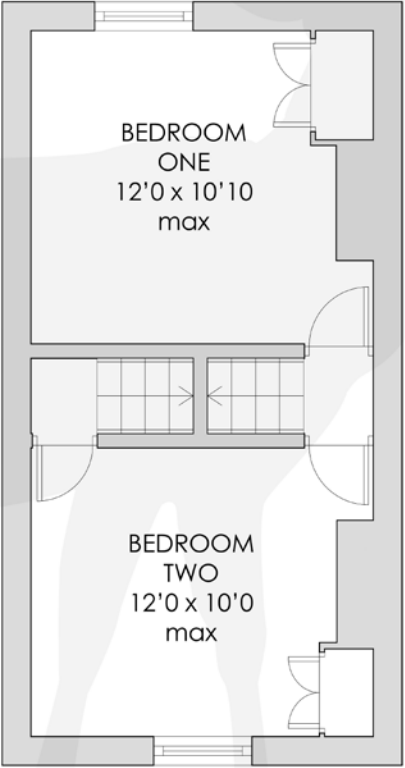
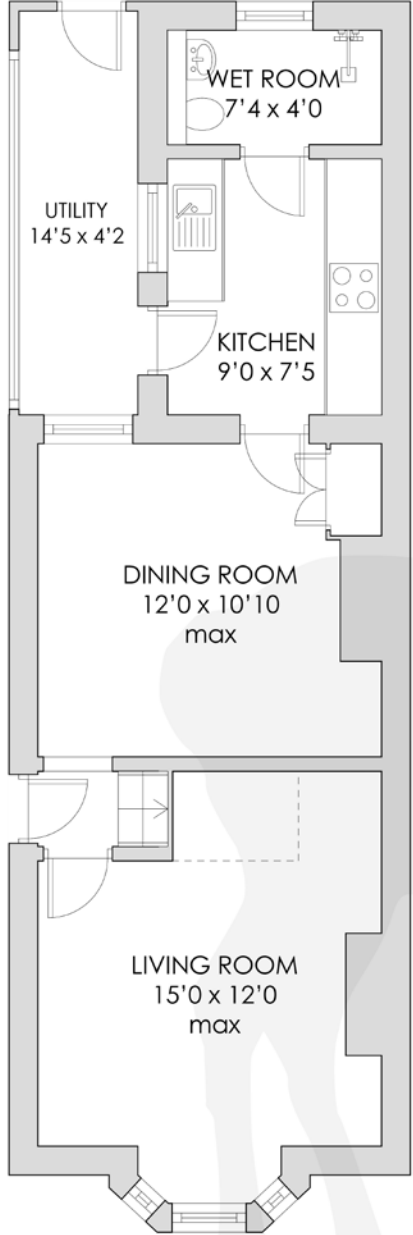
DORMANS PARK ROAD  
East Grinstead, West Sussex



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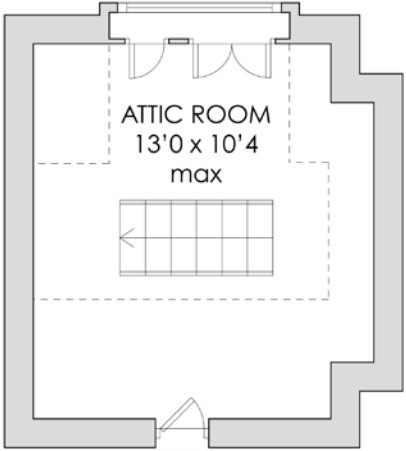
# FLOOR PLANS

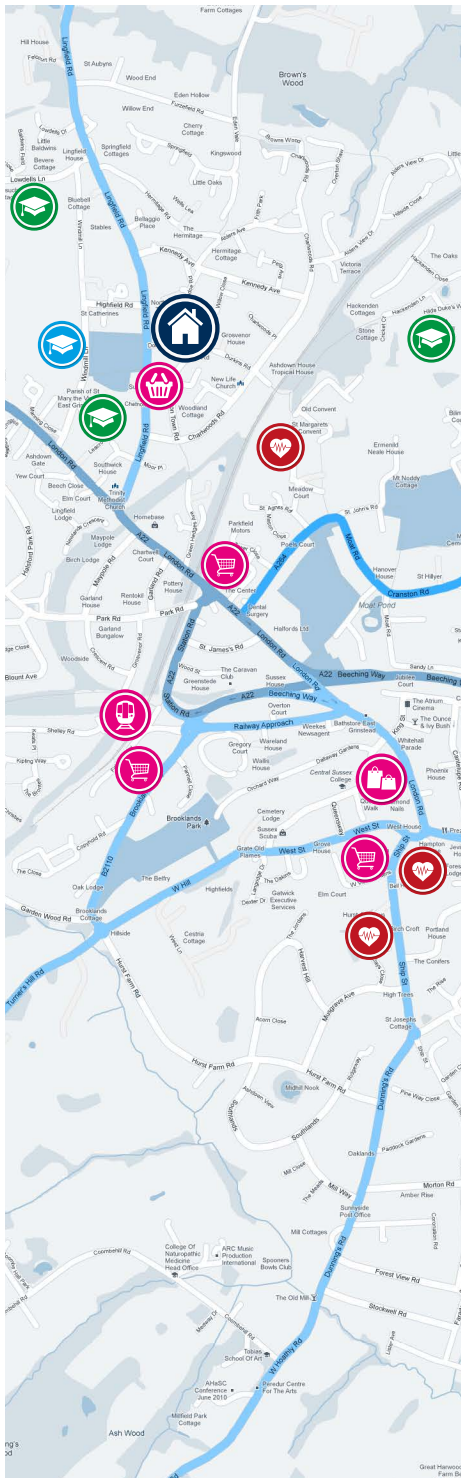


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Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are  
approximate.

Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes and compass  
bearings before making any decisions  
reliant upon them.





# DORMANS PARK ROAD

## EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

A charming older style cottage in a quiet, no through road within easy reach of local amenities and schools offering well presented accommodation. The ground floor comprises entrance hall, living room with bay window, dining room, refitted kitchen, wet room and lean to. The first floor consists of two double bedrooms. In addition, the property benefits from good size attic room.

Outside the property benefits from front and rear gardens. The property is offered to the market with no ongoing chain.

### LOCATION

Situated on the northern side of East Grinstead within an easy walk of primary schools, secondary school and shops catering for every day needs including a convenience store, butcher and hairdresser. The town centre is just under a mile away and offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses, boutique shops, leisure centre and cinema.

East Grinstead mainline station is also within easy reach (0.6 miles on foot) and offers frequent services to East Croydon, Clapham Junction, London Victoria and London Bridge. London Gatwick is 8.9 miles away whilst the M25 is 10.2 miles distant.

### KEY INFORMATION

Total Internal Area	850 sq ft
Max Broadband	1000 Mbps
Tenure	Freehold
EPC Rating	D - 56
Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£1,825



2



1



2

**Asking Price £399,950**





## ACCOMMODATION

The property is entered via door to side, opening to:

**ENTRANCE HALL** Stairs to first floor, door to living room, doorway to dining room.

**LIVING ROOM** Double glazed bay window to front, feature fireplace with flame effect gas fire, wooden surround and tiled hearth, radiator, television point, wooden laminate flooring.

**DINING ROOM** Double glazed window to rear, wooden laminate flooring, radiator, fitted storage cupboard, fireplace, door to:

**KITCHEN** Range of refitted wall and base units with contrasting work surfaces incorporating sink and drainer with mixer tap, 4 ring gas hob, stainless steel cooker hood with extractor fan, built in oven and grill, space and plumbing for washing machine, part tiled walls, under cupboard lighting, radiator, loft hatch, tiled flooring, double glazed window to side, door to wet room, glazed door to:

**LEAN TO** Windows to side and glazed door to rear, wooden laminate flooring, storage cupboards.

**WET ROOM** Shower unit, low level WC with concealed cistern, wash hand basin with mixer tap, part tiled walls, heated ladder towel rail, storage cupboard, double glazed window to rear.

**FIRST FLOOR LANDING** Doors to two bedrooms.

**BEDROOM ONE** Double glazed window to rear, radiator, built in wardrobe.

**BEDROOM TWO** Double glazed window to front, radiator, built in wardrobe, door with stairs to:

**ATTIC ROOM** Double glazed window to rear, downlighters, solid wooden flooring, eaves storage cupboards, exposed brickwork.

## OUTSIDE

**FRONT GARDEN** Gravel area to front with low level wall, outside light, pathway to front door and side gate to garden.

**REAR GARDEN** Paved patio area, lawn area, garden shed, mature hedging, enclosed by fence panels.











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