

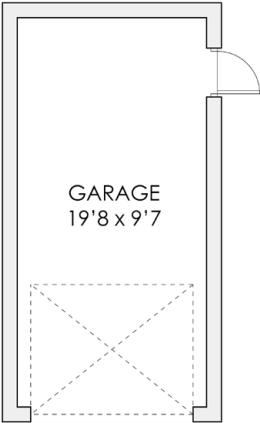


STREATFIELD PLACE
East Grinstead, West Sussex



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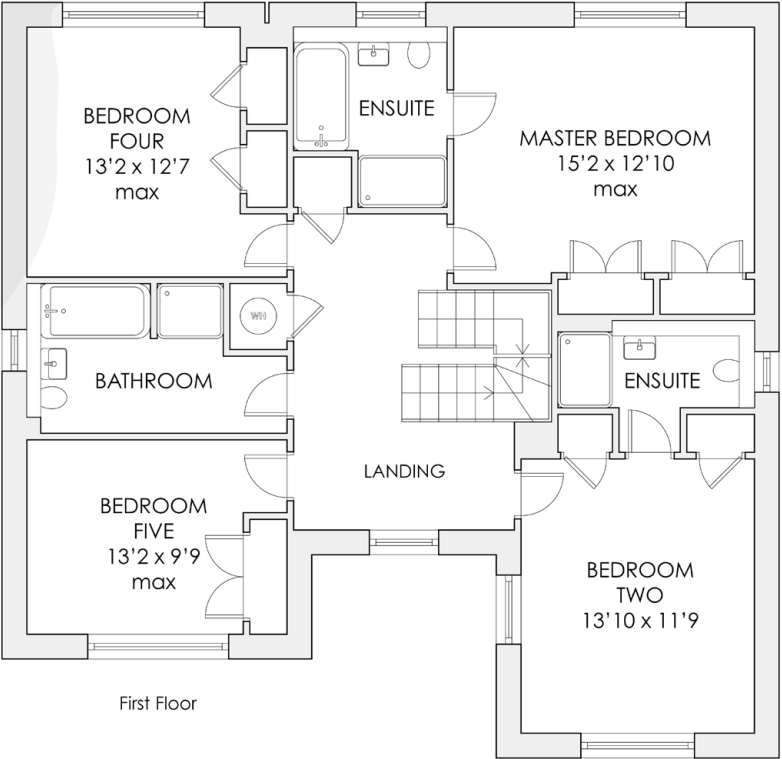
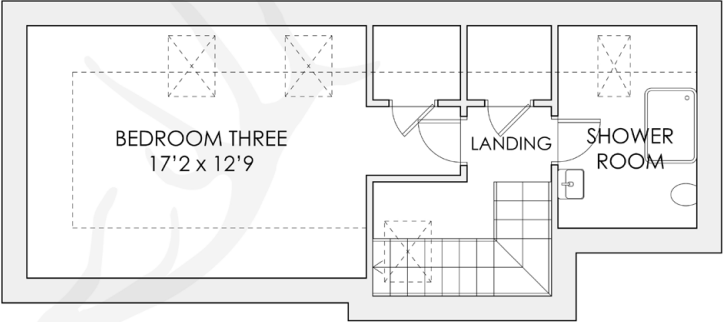
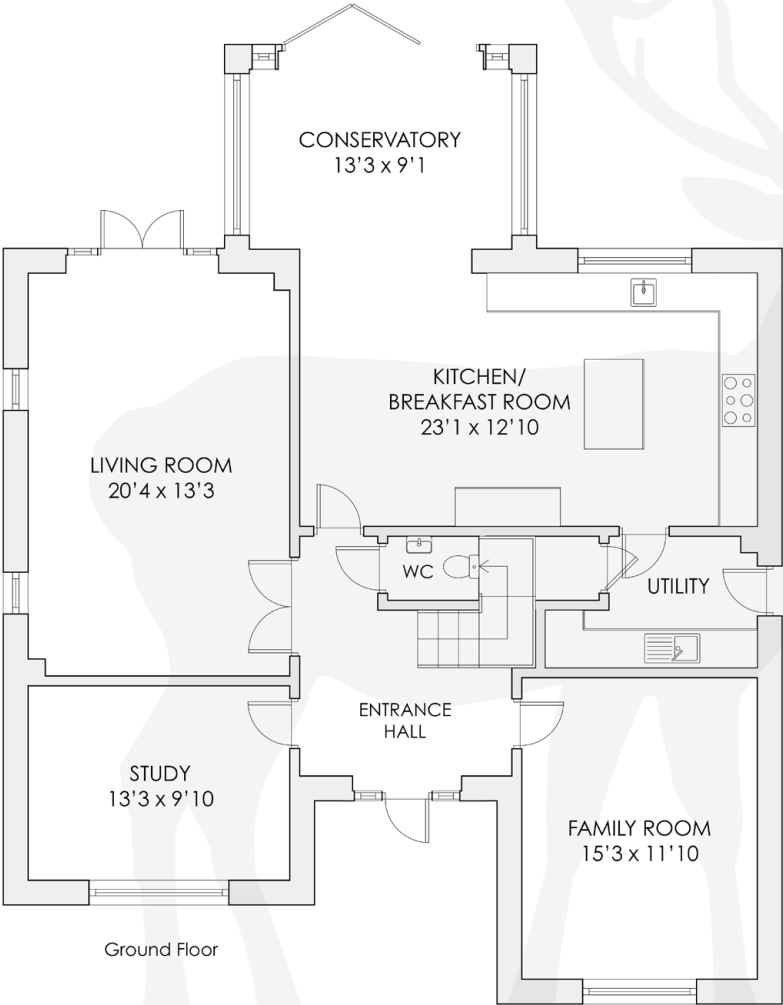
FLOOR PLANS

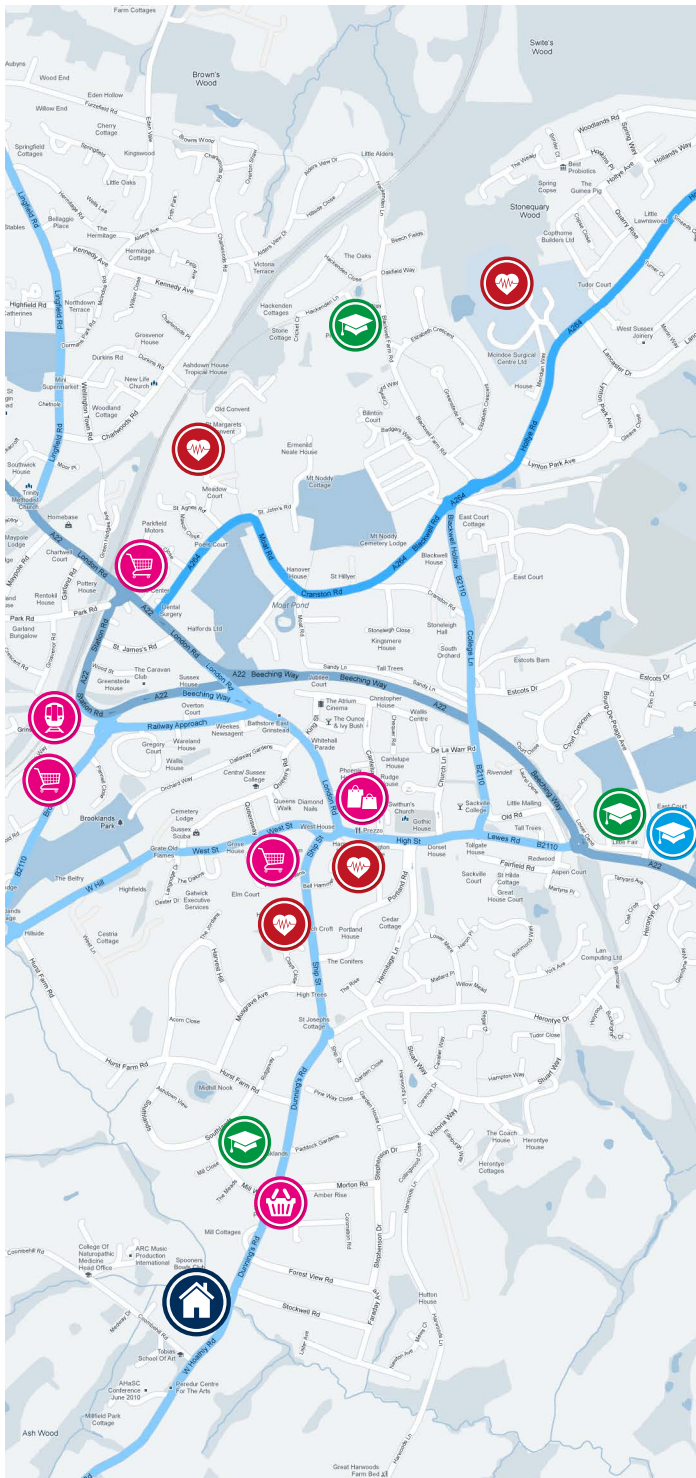


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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

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.





STREATFIELD PLACE

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A substantial modern detached property in an exclusive development offering spacious, versatile and well presented accommodation. The ground floor comprises entrance hall, cloakroom, living room, study, family room, utility room and large kitchen/breakfast room open to conservatory. The first floor consists of master bedroom with ensuite bathroom, guest suite with ensuite shower room, two further double bedrooms and family bathroom. The second floor includes large bedroom and shower room.

Outside the property boasts driveway for four cars, garage and oversize rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated in an exclusive development in a popular residential area on the southern outskirts of East Grinstead. Local primary and secondary schools are within easy reach and the town centre is only 1 mile away and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is 1.2 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

KEY INFORMATION

Internal Area	2,830 sq ft
Broadband Speed	1000 Mbps
Tenure	Freehold
EPC Rating	B - 86

Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£3,586



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Asking Price £1,350,000





ACCOMMODATION

The property is entered via composite door to the front, opening to:

ENTRANCE HALL Two obscure double glazed windows to front, stairs to first floor, tiled flooring with underfloor heating, downlighters, glazed double doors to living room, doors to study, family room kitchen/breakfast room and:

CLOAKROOM Low level WC with concealed cistern, wash hand basin with mixer tap and storage cupboard under, tiled flooring with underfloor heating, mirror, extractor fan, downlighters.

LIVING ROOM Dual aspect with double glazed windows to side and rear and double glazed patio doors to rear, feature fireplace with wood burning stove, granite surround and hearth, carpet with underfloor heating.

FAMILY ROOM Double glazed window to front with wooden shutters, carpet with underfloor heating.

STUDY Double glazed window to front with wooden shutters, tiled flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM Range of wall and base units with contrasting granite work surfaces incorporating stainless steel 1.5 bowl sink with mixer tap, five ring gas hob with glass splashback, stainless steel cooker hood and extractor fan, built in double oven and grill, integrated dishwasher and granite up stands. Central island with base units incorporating combi oven and contrasting granite work surface and breakfast bar. Space for American style fridge/freezer, tiled flooring with underfloor heating, downlighters, double glazed window to rear, door to utility room and open to:

CONSERVATORY Double glazed windows to sides and rear, bi folding double glazed patio doors to rear, two Velux double glazed windows to rear, downlighters, tiled flooring with under floor heating.

UTILITY ROOM Wall and base units with contrasting work surface incorporating stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted boiler, downlighters, tiled flooring with underfloor heating, extractor fan, double glazed door to side.

LANDING Double glazed window to front, radiator, stairs to second floor, storage cupboard with shelving, cupboard housing hot water cylinder, doors to four bedrooms and bathroom.





MASTER BEDROOM Double glazed window to rear, radiator, two built in wardrobes with hanging rails, shelving and automatic light, door to:

EN-SUITE BATHROOM Fitted suite comprising panel bath with mixer tap and shower attachment, double shower cubicle, wash hand basin with mixer tap and storage drawer under, low level WC with concealed cistern, part tiled walls, heated ladder towel rail, downlighters, mirror, extractor fan, tiled floor, shaver point, obscure double glazed window to rear.

BEDROOM TWO Dual aspect with double glazed window to front and side with wooden shutters, radiator, two built in wardrobes with hanging rails, shelving and automatic light, door to:

EN-SUITE SHOWER ROOM Fitted suite comprising double shower cubicle, wash hand basin with mixer tap and storage drawer under, low level WC with concealed cistern, vanity top, shaver point, mirror, heated ladder towel rail, part tiled walls, tiled flooring, extractor fan, downlighters, obscure double glazed window to side.

BEDROOM FOUR Double glazed window to rear, radiator, two built in wardrobes with hanging rail, shelving and automatic light.

BEDROOM FIVE Double glazed window to front with wooden shutters, fitted wardrobe with hanging rail and shelving, radiator.

BATHROOM Fitted suite comprising panel bath with side loading mixer tap and shower attachment, shower cubicle, wash hand basin with mixer tap and storage drawer under, low level WC, heated ladder towel rail, part tiled walls, tiled flooring, shaver point, mirror, downlighters, obscure double glazed window to side.

Second Floor

LANDING Storage cupboard, doors to shower room and:

BEDROOM THREE Two double glazed Velux windows to rear, radiator, storage cupboard.

SHOWER ROOM Suite comprising glass enclosed shower cubicle, wash hand basin with mixer tap and storage drawer under, low level WC with concealed cistern, part tiled walls, heated ladder towel rail, tiled flooring, downlighters, shaver point, Velux double glazed window to rear.





OUTSIDE

FRONT GARDEN Paved pathway leading to entrance vestibule, small lawn areas with shrub borders and low level hedging, brick paved driveway providing parking for four cars leading to garage, outside lights, gate to side giving access top rear garden.

GARAGE Up and over door to front, power and light, door to side.

REAR GARDEN Paved patio area, outside lights, formal lawn area leading to extra, larger lawn area to side with trees and garden shed. Enclosed by fence panels and mature hedging.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

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