



COOMBE HILL ROAD
East Grinstead, West Sussex



COLE'S
ESTATE AGENTS

FLOOR PLANS

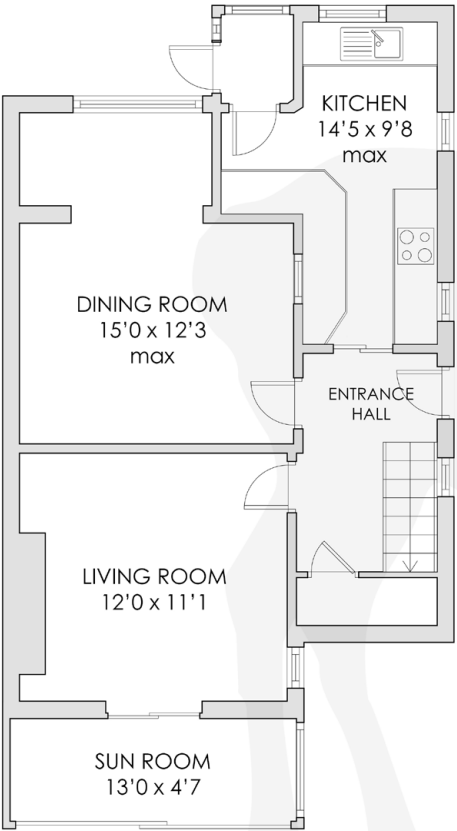
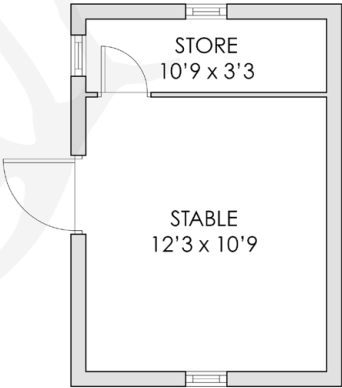
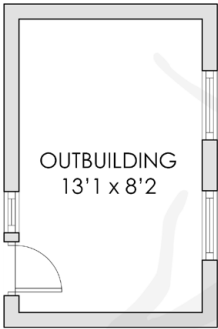
COLE'S ESTATE AGENTS
Ref 10000

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

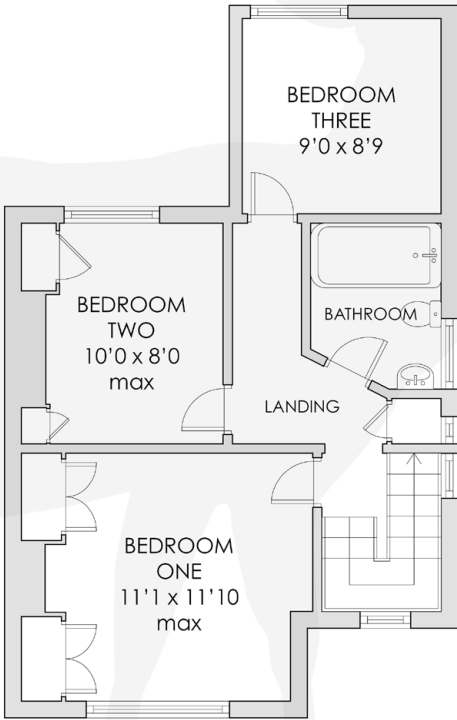
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.



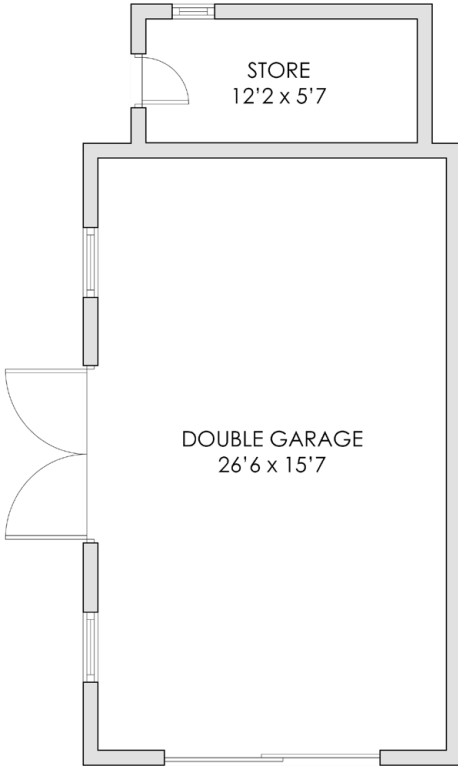
AGENT'S NOTE
The Outbuildings
are not shown in
position relating to
the main dwelling

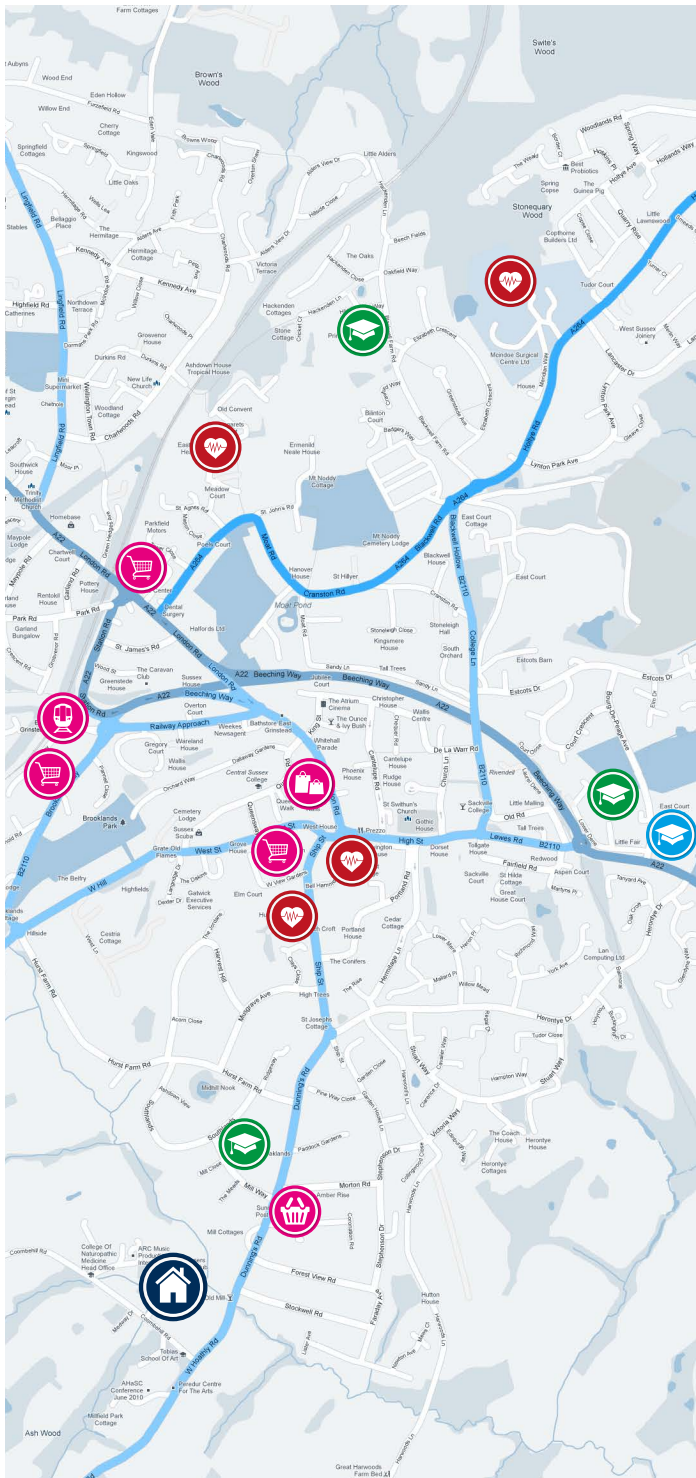


Ground Floor



First Floor





COOMBE HILL ROAD

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A rare and unique opportunity to acquire an end of terrace property with various outbuildings in a highly sought after location, on a large plot with scope for modernisation and extension (subject to planning). The current dwelling comprises entrance hall, living room, sun room, dining room, kitchen, three bedrooms and bathroom.

Outside the property boasts beautiful grounds which are mainly laid to lawn and benefits from three detached buildings including oversize double garage which has the potential to be converted into an annexe/studio (stpp).

Viewings are highly recommended to appreciate the grounds and potential on offer. No ongoing chain.

LOCATION

The property is situated in a highly sought after location on one of the premier roads in East Grinstead on the Southern outskirts yet within easy reach of the town centre which offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets. There are many walks nearby with access to the surrounding Sussex countryside.

East Grinstead train station is 1.4 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge, St Pancras and London Victoria.

KEY INFORMATION

Internal Area	958 sq ft
Outbuildings Area	756 sq ft
Max Broadband	1,000 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	F
Amount per annum	£3,108



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Asking Price £750,000





ACCOMMODATION

The property is entered via obscure double glazed door to side, opening to:

ENTRANCE HALL Welcome matting, double glazed window to side, stairs to first floor, radiator, understairs storage cupboard, part tongue and groove panel walls, doors to living room and dining room and kitchen.

LIVING ROOM Glazed sliding door to front opening to sun room, double glazed window to side, radiator, brick open fireplace with tiled hearth, wall lights, television point.

SUN ROOM Dual aspect with double glazed sliding patio doors to front and window to side, wall light.

DINING ROOM Double glazed window to rear, radiator, brick fireplace with tiled hearth

KITCHEN Currently comprises a range of wall and base units with contrasting work surfaces incorporating stainless steel double sink and drainer with mixer tap, 4 ring gas hob with cooker hood and extractor fan over, built in oven and grill, space and plumbing for dishwasher, space for fridge and freezer, space and plumbing for washing machine, part tiled walls, under cupboard lighting, radiator, wall mounted boiler, dual aspect with double glazed windows to rear and side, double glazed door to:

REAR LOBBY Double glazed windows to side and rear, double glazed door to side.

First Floor

LANDING Dual aspect with double glazed windows to front and side, storage cupboard, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE Double glazed window to front, radiator, two fitted wardrobes with hanging rails, shelving and storage cupboards over.

BEDROOM TWO Double glazed window to rear, radiator, fitted wardrobe with hanging rail and shelving, built in storage cupboard.

BEDROOM THREE Double glazed window to rear, radiator, telephone point.

BATHROOM Suite comprising panel bath with shower over, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, heated towel rail, double glazed window to side.





OUTSIDE

FRONT GARDEN Long driveway leading to large gravel parking area providing ample off road parking, large lawn areas with specimen trees and mature hedging to side. Steps up and pathway to front door and paved patio area.

DOUBLE GARAGE Oversize, brick built detached double garage with pitched roof, sliding doors to front and barn doors to side, two windows to side. An adjoining store room is situated to the rear. The garage has the potential to be converted into an annexe/studio, subject to the relevant planning permission.

REAR GARDEN The property benefits from large rear garden with expansive lawn areas, patio areas, mature shrub borders and enclosed by mature hedging.

OUTBUILDING Detached brick built outbuilding with tiled roof, door to front and windows to front and rear.

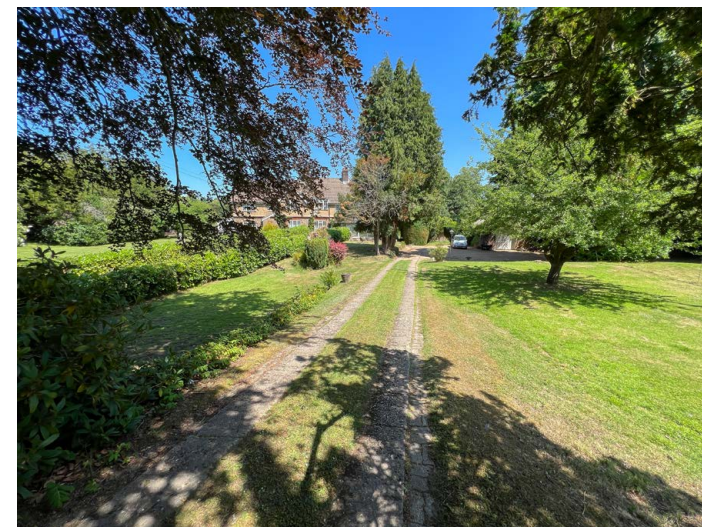
STABLE Wooden construction with stable door to front, windows to front and side.

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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