

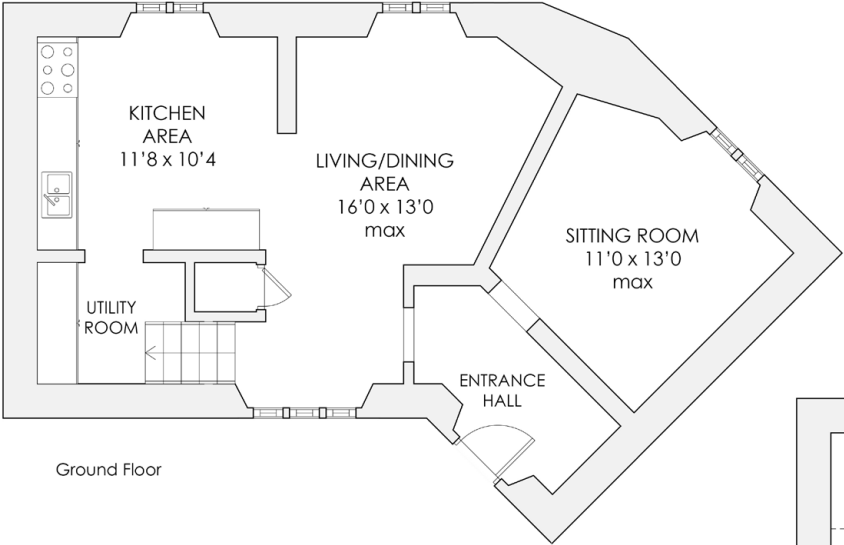


THE OLD CONVENT
East Grinstead, West Sussex



COLE'S
ESTATE AGENTS

FLOOR PLANS



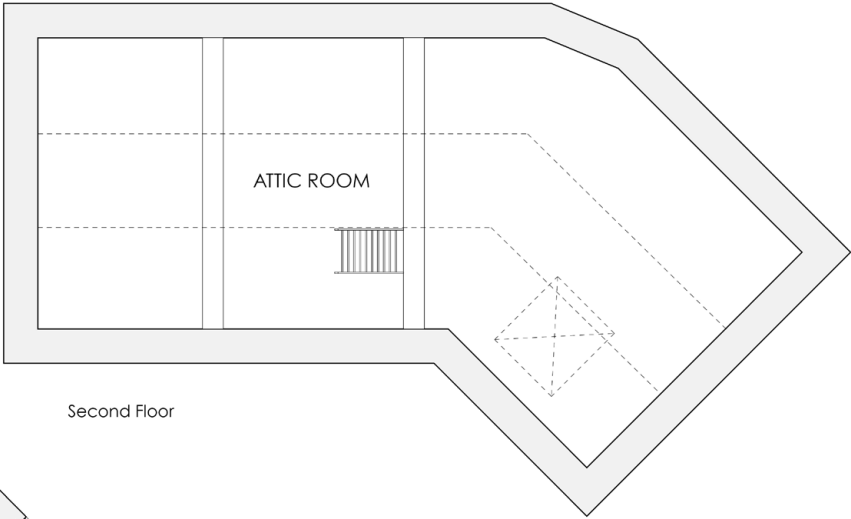
Ground Floor



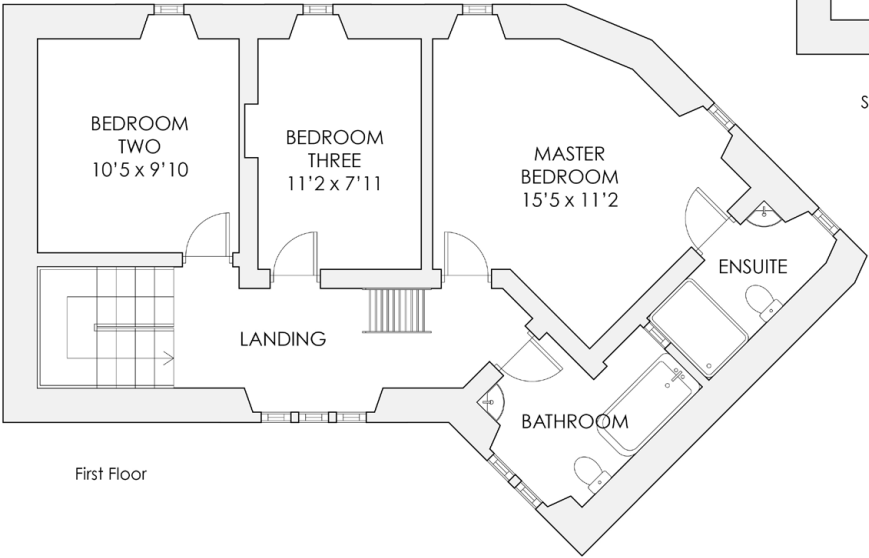
COLE'S ESTATE AGENTS
Ref 10000

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.



Second Floor

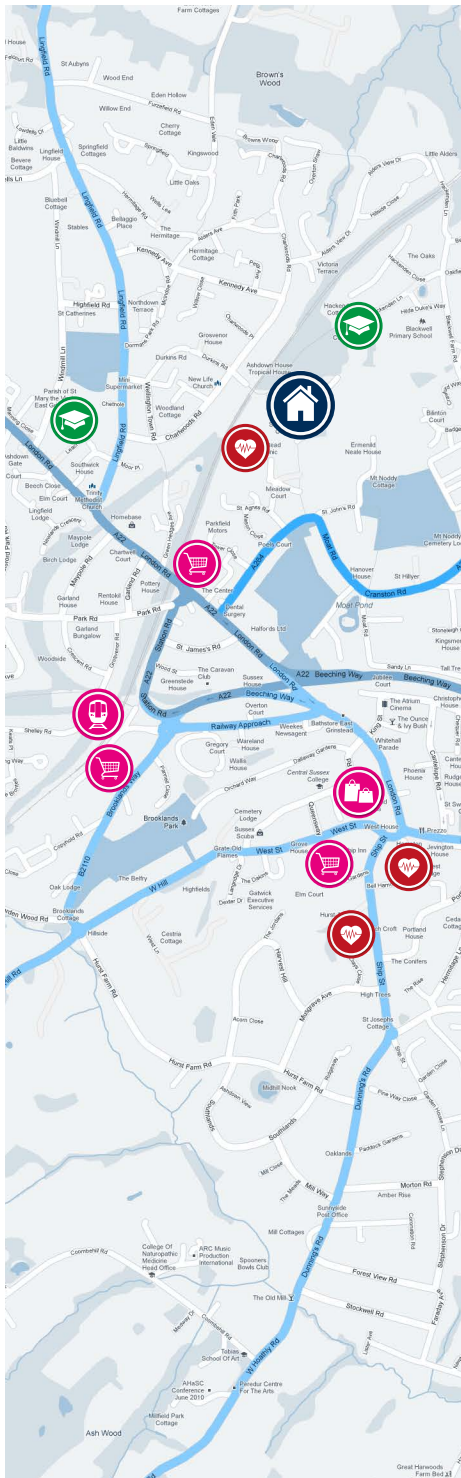


First Floor

MORE INFORMATION

For more information about The Old Convent, including
it's history and helpful videos, please visit:

<https://oldconvent1865.com>



THE OLD CONVENT

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

22 The Old Convent forms a part of the grade 1 listed former St Margaret's Convent. Built in the 19th century from local sandstone, this charming and sympathetic character conversion retains many original features including stone mullions, leadlight windows, wooden floors, stone and tile fireplaces, with original unpainted Canadian pine doors and beams.

Approached from a small private courtyard, the south facing accommodation includes high ceilings, generous open plan living, modern kitchen, separate cosy sitting room, three good sized bedrooms including master bedroom with ensuite, refitted family bathroom and on the second floor a large light attic space suitable for home working and studio activities.

All 31 houses which form the Old Convent conversion benefit from an equal share of the 13 acres of maintained, communal grounds, including extensive lawns with flowerbeds and bench seats, outdoor entertaining meadow with bbqs, the apple orchard, heated hedge-enclosed swimming pool, tennis courts and play areas, and wonderful natural woodland walks. The soaring chapel is used for Christmas carols, other communal events, and residents' private events. There is also a snooker room with full sized table and lighting.

LOCATION

The property is situated in the heart of East Grinstead in a sought after private development. Local primary and secondary schools are within easy reach and the town centre is only 0.6 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is only 0.7 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 10 miles away whilst the M25 is 11 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

KEY INFORMATION

Internal Area	1,125 sq ft
Including Attic Room	1,632 sq ft
Max Broadband	67 Mbps
Tenure	Share of Freehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,630



3



2



2



Asking Price £750,000





ACCOMMODATION

PARKING The house benefits from a private parking space adjacent to the pathway leading to the entrance door.

ENTRANCE HALL The house is approached along a path through the garden area in front of the chapel, into a small private courtyard. A wide wooden door opens on to a green slate tiled entrance hall. Space for coats and shoes, radiator, doors open on to the sitting room and to open plan living areas.

SITTING ROOM Original south facing stone mullion window, with decorative leaded windows and deep wooden window seat, Victorian cast iron fireplace with stone and tile surround, wooden laminate flooring, radiator, 3 metre high book shelves.

OPEN PLAN LIVING/DINING Double aspect gothic stone and leadlight windows, recessed into the depth of the walls, the front window with window seat, the rear with deep wooden window shelf. Original fireplace matching that in the sitting room, green slate floor, 2 radiators, large storage cupboard. Stairs up to first floor. Open to the kitchen:

KITCHEN A range of refitted wall and base units with ample amounts of birch bench tops, cast iron Kohler double sink with mixer tap. A 90cm Smeg cooker with 5 burner electric hob and full width oven, contemporary extractor fan, under cupboard lighting. Traditional overhead kitchen airer. Space for kitchen table and chairs to fit into a further recessed window seat with stone mullion leadlight window. Green slate floors and radiator. Opens on to:

UTILITY SPACE Continuing white wall and base units with birch bench tops, space for fridge/freezer, plumbing for washing machine and dishwasher, green slate tiled floor.

Stairs to first floor

LANDING AND HALL Wide hallway with wooden floor leads from stairs to bedrooms and bathrooms, original unpainted Canadian pine doors to all rooms, 3 metre high ceiling and beams. A large recessed stone and leadlight window, with deep wooden window shelf looks out to the back of the property on to the chapel and gardens. Stairs to attic, radiator.

MASTER BEDROOM Two south facing stone mullion and leadlight windows with wooden window seats, original cast iron, tile and stone fireplace, wooden floor, painted ...





wooden dados, built in wardrobe and shelving, radiator.
Original door to:

ENSUITE SHOWER ROOM Refitted suite, comprising full width limestone tiled shower cubicle, low level WC, corner wash hand basin with mixer tap and surround mirrors, heated ladder towel rail, bathroom cabinet. South facing stone mullion and leadlight window in recessed wooden window seat. Limestone tiled floor.

BEDROOM TWO Stone mullion window to front with wooden window seat, radiator, beamed ceiling.

BEDROOM THREE Stone mullion window to front with wooden window seat, radiator, wooden floor.

FAMILY BATHROOM A unique space to relax in and enjoy, with leadlight and stone mullion window overlooking the chapel and tower, and an arched wall over the limestone tiled bath enclosure. The double ended 'Bette' enamel bath is filled by a side loading mixer tap, with overhead Grohe rain shower and folding shower screen. It is complemented by a corner mirrored wash hand basin with mixer tap and low level WC, heated ladder towel rail and original wooden door.

Stairs to second floor

The property benefits from a large light and airy beamed attic. The apex is three metres high, with three sections separated by the original Canadian pine beams, and lit by two large north facing velux windows.

SECTION ONE is a useful shelved storage area.

SECTION TWO is currently a home working office.

SECTION THREE is used as a studio with plenty of cupboards and shelving.







OUTSIDE

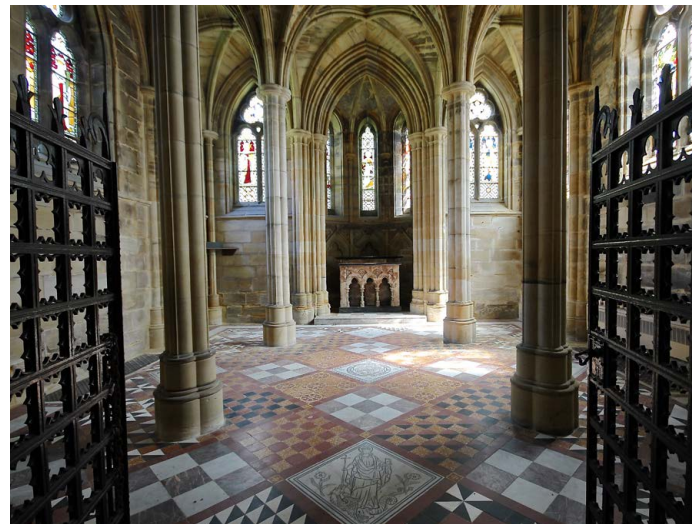
COMMUNAL GROUNDS

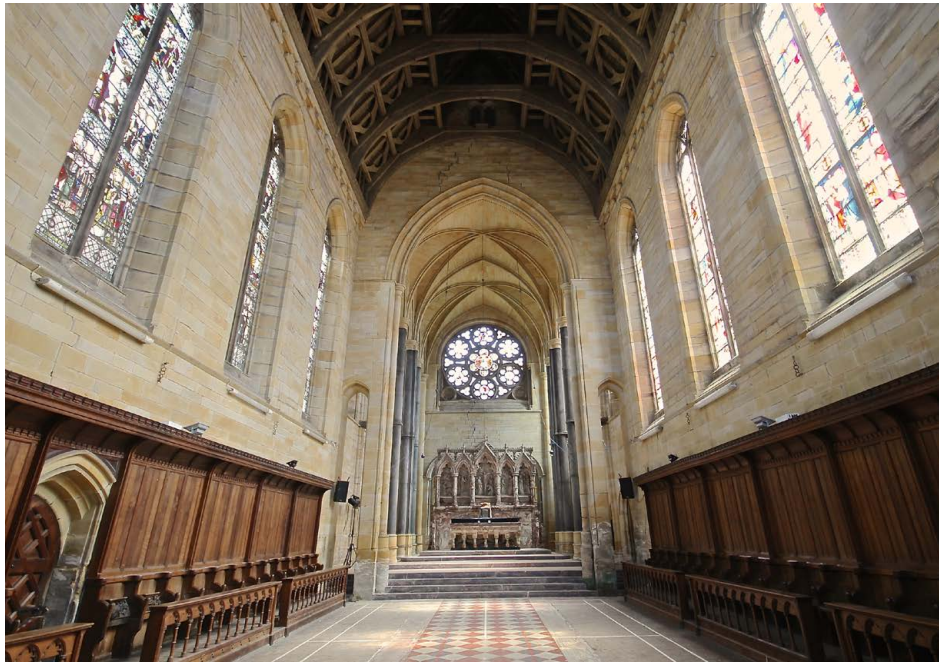
Eleven acres of grounds that include a heated swimming pool, two tennis courts, children's play area, multi purpose play area, fruit orchards, lawn areas and wooded area. In addition there is a Snooker Room with full sized snooker table situated within the Chapel. There is also ample visitor parking.

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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