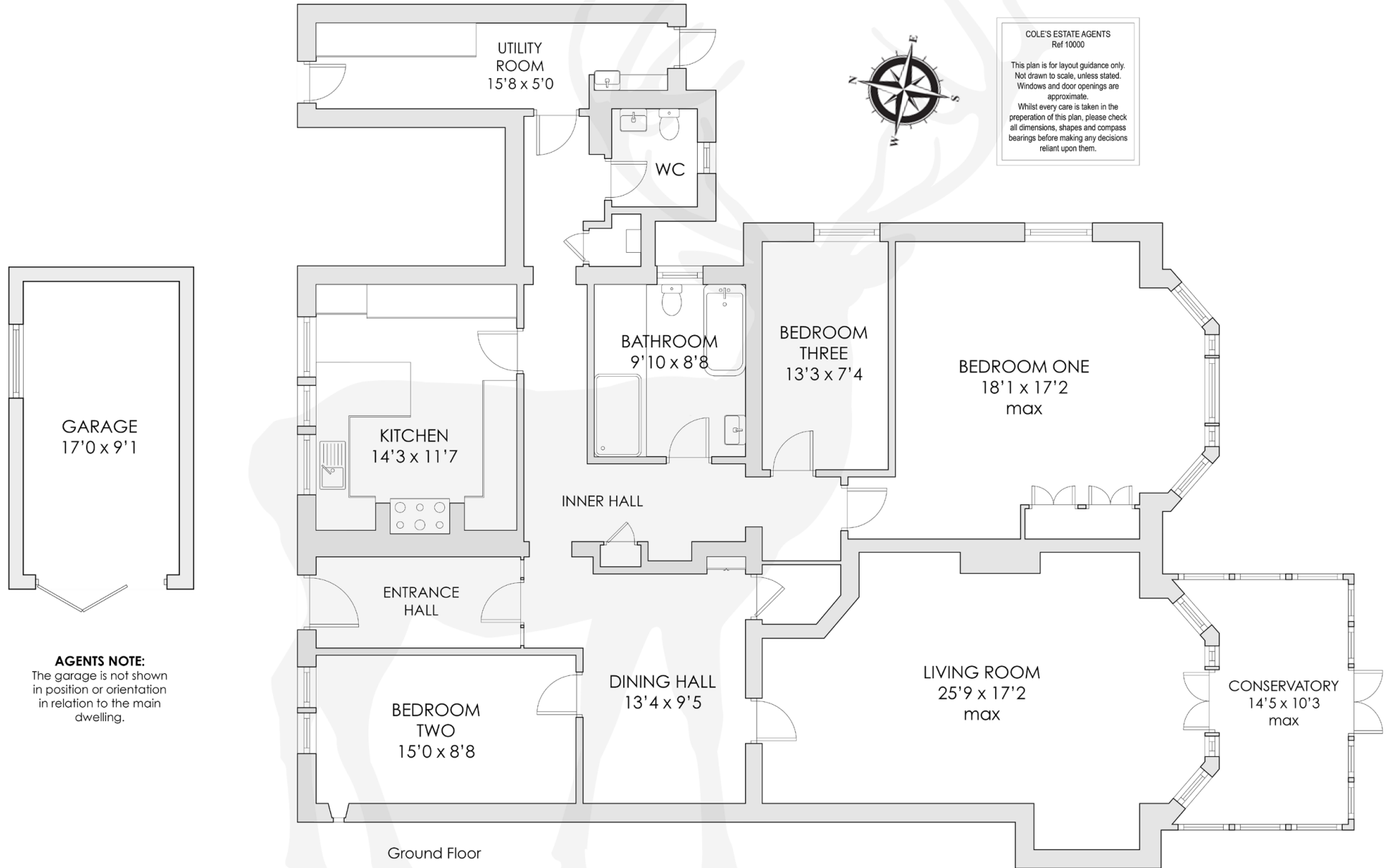




PORTLAND ROAD  
East Grinstead, West Sussex



# FLOOR PLAN

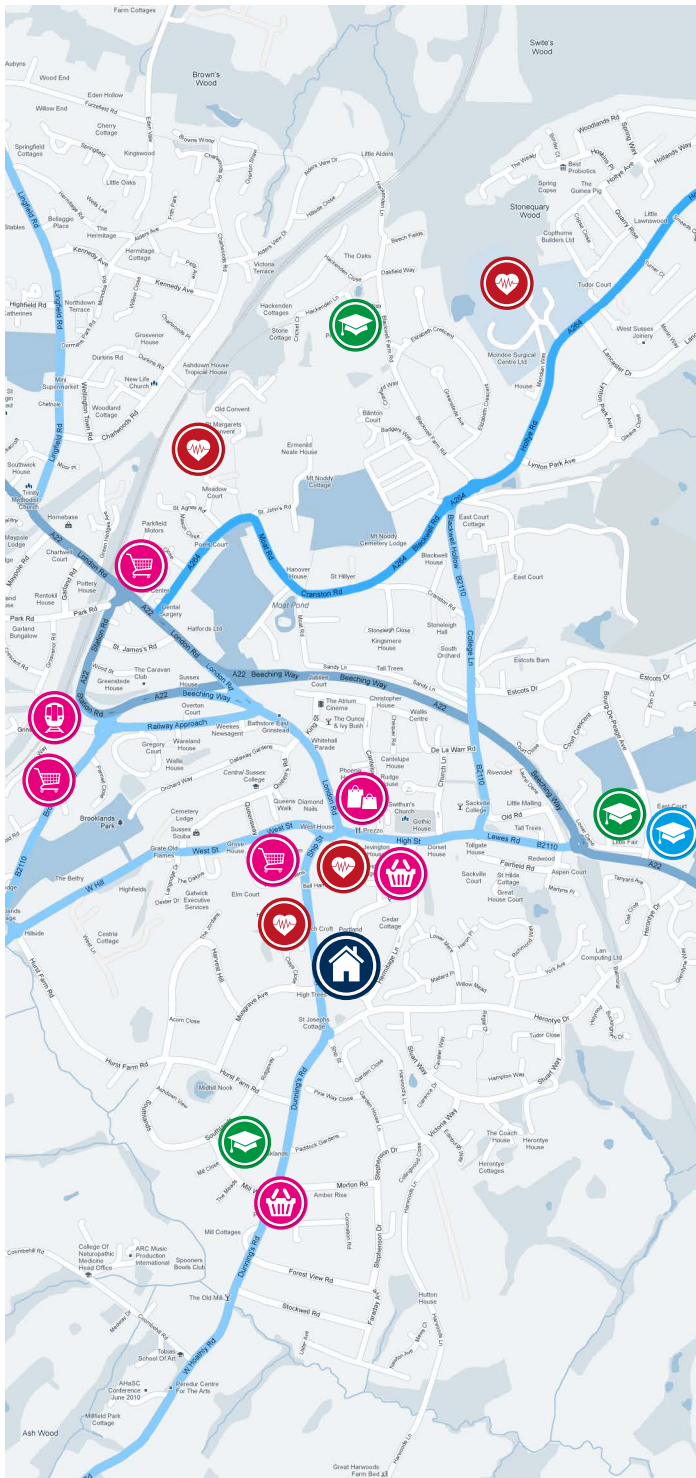


COLE'S ESTATE AGENTS  
Ref 10000

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.

**AGENTS NOTE:**  
The garage is not shown in position or orientation in relation to the main dwelling.

Ground Floor



# PORTLAND ROAD

## EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

A rare opportunity to acquire a substantial ground floor apartment on a sought after road within easy reach of the town centre offering spacious, versatile and well presented accommodation full of character features including sash windows, high ceilings and wooden flooring. The accommodation comprises entrance hall, dining hall, impressive living room with wood burning stove, conservatory enjoying far reaching views, refitted kitchen/ breakfast room, large main bedroom with feature bay window, two further bedrooms/reception rooms, refitted bathroom, cloakroom and utility room.

Outside the property benefits from parking area, detached single garage and beautiful south facing garden enjoying far reaching views.

Viewings are highly recommended to appreciate the accommodation on offer and the property is offered to the market with no ongoing chain.

### LOCATION

The property is situated in a sought after location within easy reach of the town centre. Local primary and secondary schools are within easy reach and the town centre is a short walk 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 also within walking distance and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

### KEY INFORMATION

Total Internal Area	1,765 sq ft
Max Broadband	1000 Mbps
Tenure	Freehold
EPC Rating	D - 66

Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£2,152



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**Asking Price £650,000**





## ACCOMMODATION

The property is entered via wooden door to front with obscured glazed panels, opening to:

**ENTRANCE HALL** Welcome matting, stripped wooden floorboards, radiator, decorative obscure glazed window and door opening to:

**DINING HALL** Stripped wooden flooring, radiator, built in display cupboard with lighting, glass shelving and storage, cloaks cupboard, doorway to inner hall, doors to living room and bedroom two.

**LIVING ROOM** Generous in proportions with wooden herringbone flooring, feature ornate stone fireplace and hearth with wood burning stove, picture rail, wall lights, three radiators, television point, telephone point, feature height wooden glazed sash bay window to rear with patio doors opening to:

**CONSERVATORY** Double glazed construction with windows to sides and rear, double glazed patio doors to rear, wooden laminate flooring, double glazed ceiling.

**BEDROOM TWO** Wooden glazed sash windows to front with wooden shutters, glazed window to side, telephone point, radiator.

**INNER HALL** Wooden herringbone flooring, two radiators, cupboard housing wall mounted boiler, further cupboard housing fuse box, doors to two bedrooms, bathroom, kitchen, cloakroom and utility room.

**KITCHEN/BREAKFAST ROOM** Range of wall and base units with contrasting solid wooden work surfaces and breakfast bar incorporating ceramic sink and drainer with mixer tap, Rangemaster cooker with five ring gas hob, double oven and grill, space and plumbing for American style fridge/freezer, integrated dishwasher, under cupboard lighting, part tiled walls, downlighters, television point, wooden glazed sash windows to front with wooden shutters.

**BEDROOM ONE** Generous in proportions, feature height wooden glazed sash bay window to rear, wooden glazed sash window to side, picture rails, radiator, satellite point, fitted wardrobes with hanging rails, shelving and storage cupboards over.

**BEDROOM THREE** Wooden glazed sash window to side, radiator, picture rail.







**BATHROOM** Re-fitted suite comprising panelled bath with side loading mixer tap and shower hose, walk-in shower with glass screen and drencher shower head, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, contemporary radiator, bathroom cabinet with mirror door and light, tiled flooring, downlighters, extractor fan, obscure glazed sash window to side.

**CLOAKROOM** Low level WC, wash hand basin, wooden herringbone flooring, radiator, downlighters, obscure glazed critfall window to rear.

**UTILITY ROOM** Wall and base units with contrasting work surface, space and plumbing for washing machine and tumble dryer, downlighters, radiator, doors to front and rear, sink with tiled splashback, shelving area.

**AGENT'S NOTE:** The utility room can be used by adjoining property for access to their garden through pre-arranged agreement. It is not the main access to their garden.

## OUTSIDE

**FRONT** Parking area to front, outside light, covered entrance vestibule.

**GARAGE** Detached single garage with sliding door to front, window to side.

**REAR GARDEN** South facing rear garden with paved terrace area enjoying far reaching views, large lawn area with shrub borders, outside tap, enclosed by fence panels.







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