

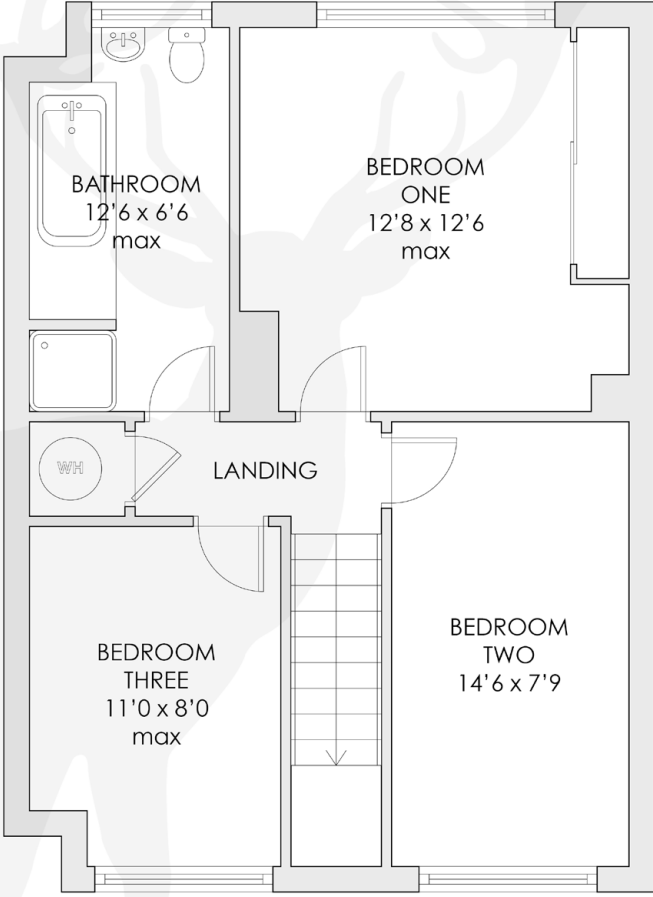


WILLOW RIDGE
Turners Hill, West Sussex



COLE'S
ESTATE AGENTS

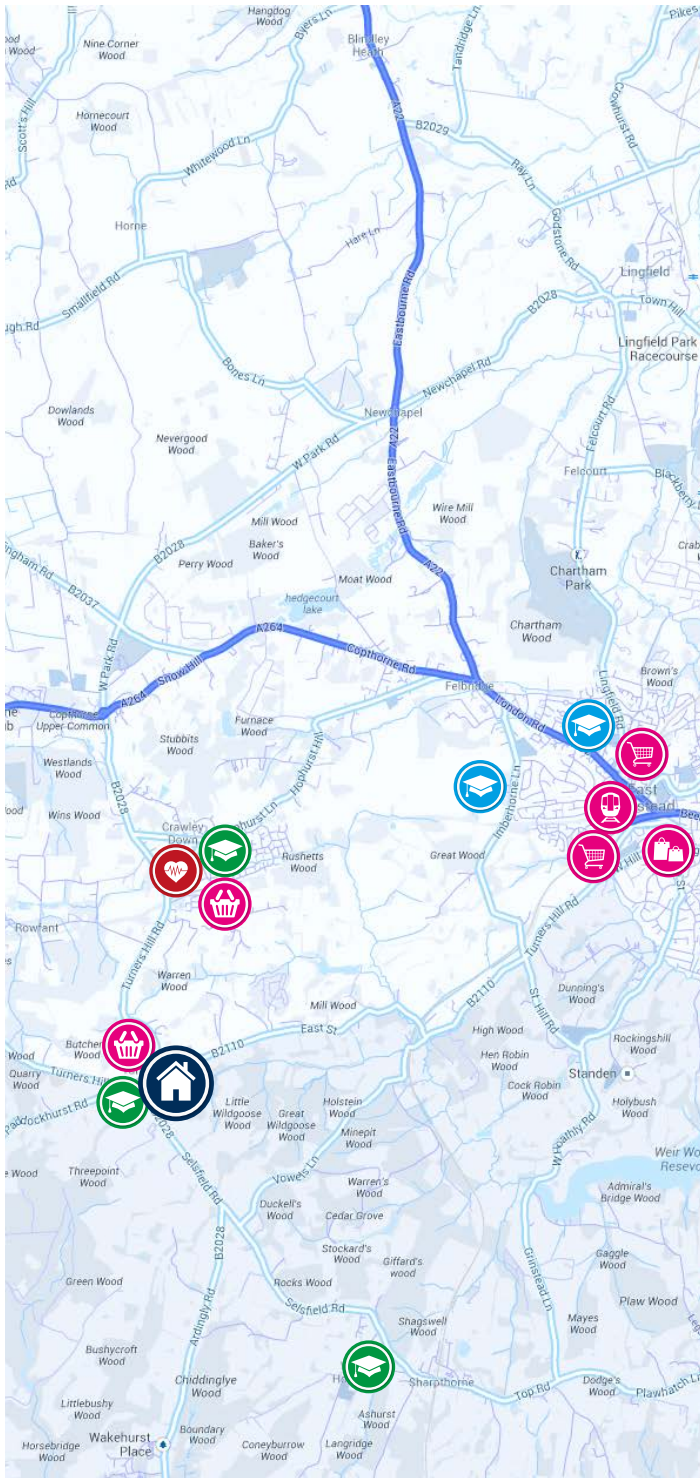
FLOOR PLANS



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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.



WILLOW RIDGE

TURNERS HILL, WEST SUSSEX

PROPERTY DESCRIPTION

A spacious semi detached property in a cul-de-sac within easy reach of the village centre offering accommodation with the potential for modernisation. The ground floor comprises entrance porch/utility room, family room, entrance hall, cloakroom, large living room open to dining room and kitchen. The first floor consists of three bedrooms and refitted bathroom.

Outside the property benefits from driveway providing parking for two cars to front, rear garden enjoying views over open countryside and detached garage.

The property is offered to the market with no ongoing chain.

LOCATION

The property is situated in a central location within easy reach of Turners Hill village centre with shops that cater for everyday needs along with public house and primary school. East Grinstead town centre is only 4.2 miles distant and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets.

East Grinstead train station is 4.2 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. Three Bridges station is 4 miles away and also offers services to Gatwick and Brighton. London Gatwick is only 7.8 miles away whilst the M25 is 12.7 miles distant.

KEY INFORMATION

Internal Area	1,159 sq ft
Max Broadband	100 Mbps
Tenure	Freehold
EPC Rating	D - 59
Local Council	MID SUSSEX
Council Tax Band	E (under dispute)
Amount per annum	£2,672



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Asking Price £499,950





ACCOMMODATION

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

ENTRANCE PORCH/UTILITY ROOM Two obscure double glazed windows to front, telephone point, space and plumbing for washing machine, glazed panel door to entrance hall, door to:

FAMILY ROOM Double glazed windows to front and side, radiator, wall lights, wash hand basin with vanity top and storage cupboard under.

ENTRANCE HALL Obscure glazed window to front, stairs to first floor with under stairs storage cupboard, doors to living room and cloakroom.

CLOAKROOM Low level WC, tiled top with inset wash hand basin, storage under, extractor fan, obscure glazed window to front.

LIVING ROOM Double glazed sliding patio doors to rear, wooden parquet flooring, decorative stone fireplace with open fire and stone hearth, wall lights, television point, two radiators, open to:

DINING AREA Double glazed window to side, wooden parquet flooring, radiator, doorway to:

KITCHEN Currently comprises wall and base units with work surfaces, stainless steel sink and drainer with mixer tap, part tiled walls, decorative wooden beams, double glazed window to rear and side, frosted glazed door to side.

First Floor

LANDING Loft hatch, airing cupboard housing hot water cylinder and slatted shelving area, doors to bedrooms and bathroom.

BEDROOM ONE Double glazed window to rear with far reaching views over open countryside, fitted wardrobes with mirrored sliding doors, shelving area and hanging rail, radiator.

BEDROOM TWO Double glazed window to front, radiator, free standing storage cupboards.

BEDROOM THREE Double glazed window to front, radiator.

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BATHROOM Re-fitted suite comprising tiled enclosed bath with mixer tap and shower attachment, shower cubicle with electric shower, low level WC, wash hand basin with mixer tap and storage cupboard under, part tiled walls, radiator, tiled flooring, downlighters, obscure double glazed window to rear.

OUTSIDE

FRONT Brick paved driveway providing parking for two cars, steps down to front door, access to side leading to rear garden.

REAR GARDEN Paved patio area, steps down to lawn area with borders, stepping stone pathway leading to further lawn area with paved patio area and mature hedging, gate to rear giving access to garage. Enclosed by fence panels.

GARAGE Detached garage situated at the end of the rear garden with recently renewed roof, window and door.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

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