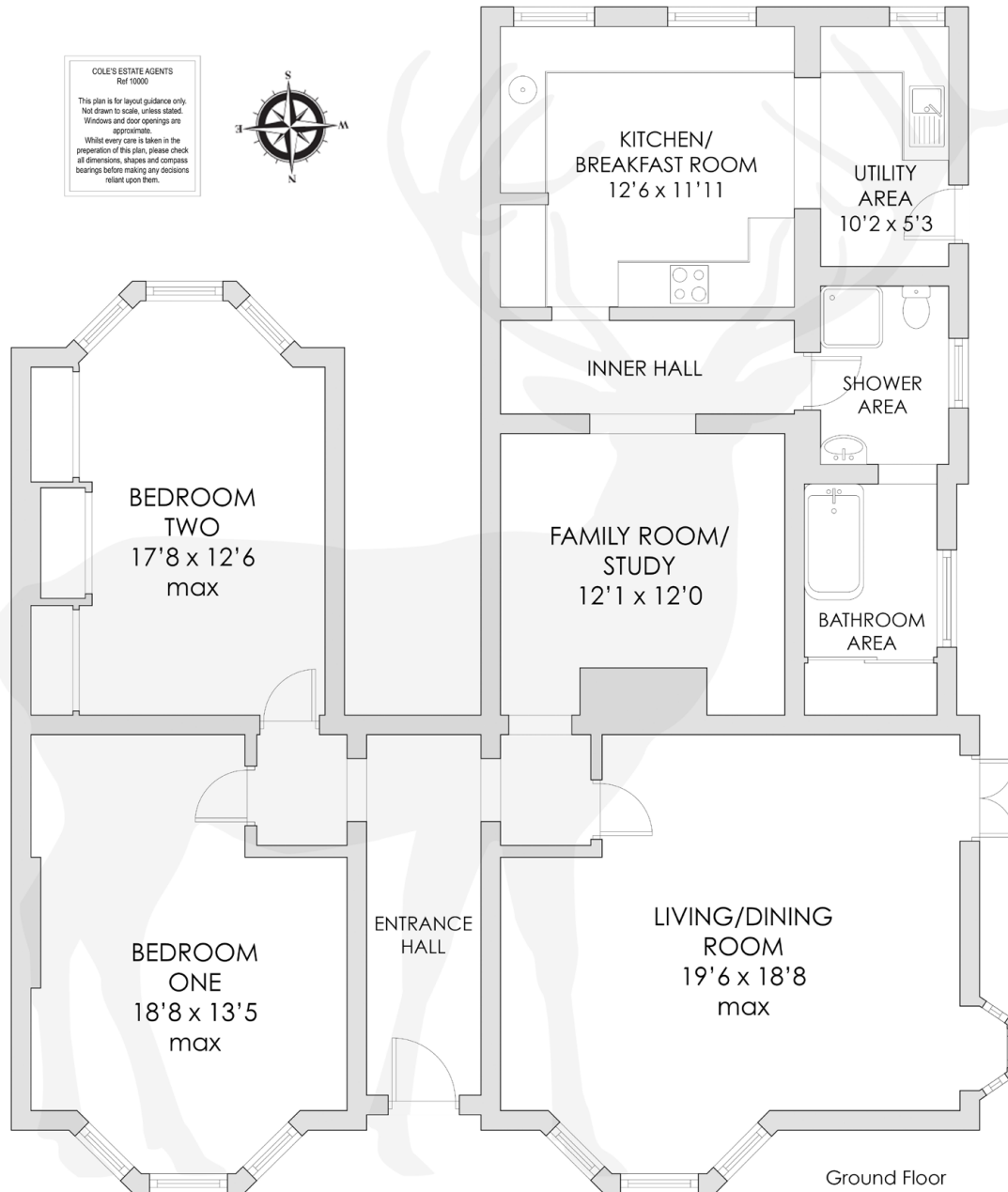


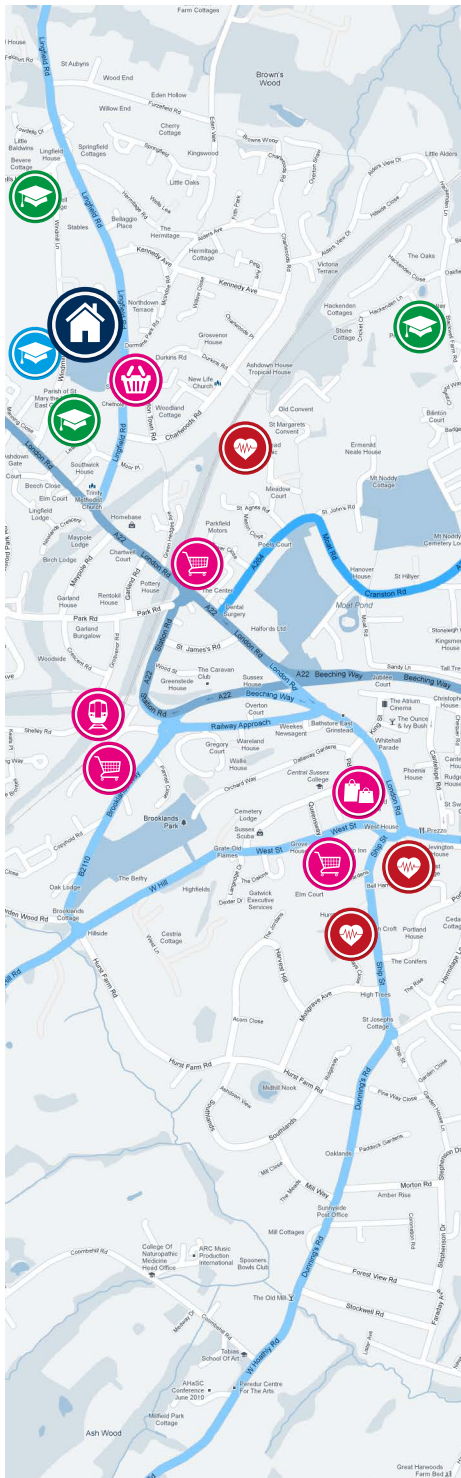


HIGHFIELD ROAD
East Grinstead, West Sussex



FLOOR PLANS





HIGHFIELD ROAD

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A substantial ground floor apartment offering spacious, versatile and well presented accommodation full of character features including sash windows and high ceilings. The accommodation comprises entrance hall, living/dining room with wood burning stove, family room/study, kitchen/breakfast room open to utility room, two double bedrooms with bay windows and large bathroom.

Outside the property benefits from large parking area and private garden.

Viewings are highly recommended to appreciate the size of accommodation on offer.

LOCATION

Situated on the northern side of East Grinstead within an easy walk of primary schools, secondary school and shops catering for every day needs including a convenience store, butcher and hairdresser. The town centre is just under a mile away and offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses, boutique shops, leisure centre and cinema.

East Grinstead mainline station is also within easy reach (0.7 miles on foot) and offers frequent services to East Croydon, Clapham Junction, London Victoria and London Bridge. London Gatwick is 8.9 miles away whilst the M25 is 10.2 miles distant.

KEY INFORMATION

Internal Area	1,432 sq ft
Max Broadband	1,000 Mbps
Tenure	Share of Freehold
Remaining Lease	TBC
Maintenance Charges	TBC
Ground Rent	None
EPC Rating	D - 58
Local Council	MID SUSSEX
Council Tax Band	C - £1,913 p/a



Asking Price £395,000





ACCOMMODATION

ENTRANCE HALL Welcome matting, wooden laminate flooring, contemporary Victorian style radiator, telephone point, high ceilings with decorative cornicing, doorway to family room/study, wooden doors to bedrooms and living room.

LIVING/DINING ROOM Dual aspect with double glazed bay window to front with sash windows, window to side and patio doors to side, brick fireplace with wood burning stove, stone hearth and wooden mantle, two Victorian style radiators, high ceilings with decorative cornicing, picture rail, television point.

FAMILY ROOM/STUDY Victorian style radiator, recessed area with shelving, step down to walkway/utility area with space for upright fridge/freezer and door to bathroom and archway to:

KITCHEN/BREAKFAST ROOM Comprehensive range of wall, base and display units with contrasting work surfaces and breakfast bar incorporating stainless steel circular sink with mixer tap, 4 ring electric hob with stainless steel cooker hood and extractor fan over, built in oven and grill, space and plumbing for dishwasher, part tiled walls, under cupboard lighting, vinyl flooring, double glazed windows to rear, archway to:

UTILITY AREA Wall and base units with contrasting work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, downlighters, vinyl flooring, double glazed window to rear and door to side.

BEDROOM ONE Bay window to front with double glazed sash windows, decorative fireplace with tile surround and hearth, two radiators, high ceilings with decorative cornicing and ceiling rose.

BEDROOM TWO Double glazed bay window to rear with wooden shutters, high ceilings with decorative cornicing and ceiling rose, picture rail, two radiators, fitted wardrobe areas with hanging rails and shelving.

BATHROOM Suite comprising tile panelled bath with Victorian style mixer tap and shower attachment, shower cubicle with electric shower, low level WC, wash hand basin with mixer tap and storage cupboards under, heated ladder towel rail, two radiators, fully tiled walls, downlighters, tiled flooring, two obscure double glazed windows to side, cupboard housing wall mounted boiler with mirror sliding doors and shelving.





OUTSIDE

FRONT GARDEN Large gravel driveway providing ample parking, outside lights, brick wall to front, raised flower beds, shed with potential for detached office, gate to:

GARDEN Artificial lawn area, paved patio area.





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