



NORTH STREET
Turners Hill, West Sussex



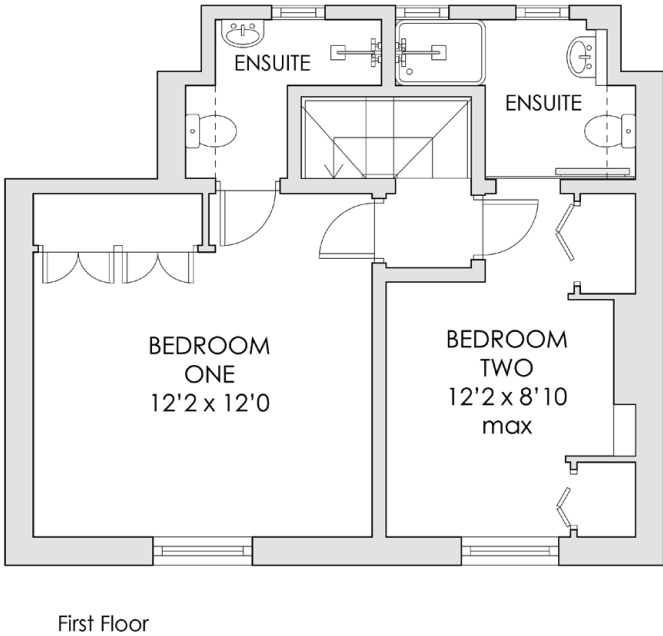
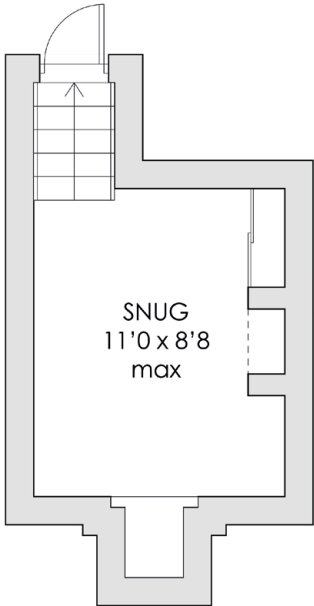
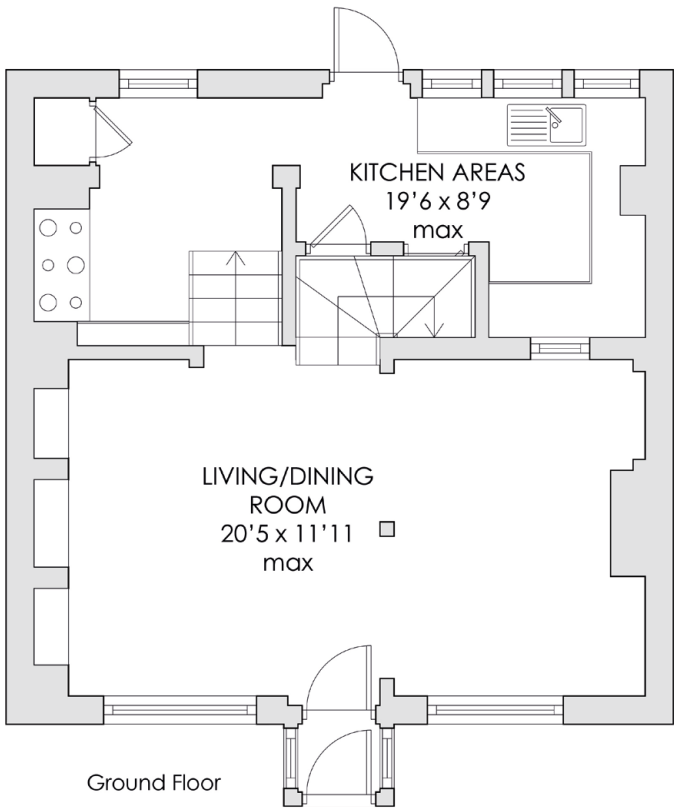
COLE'S
ESTATE AGENTS

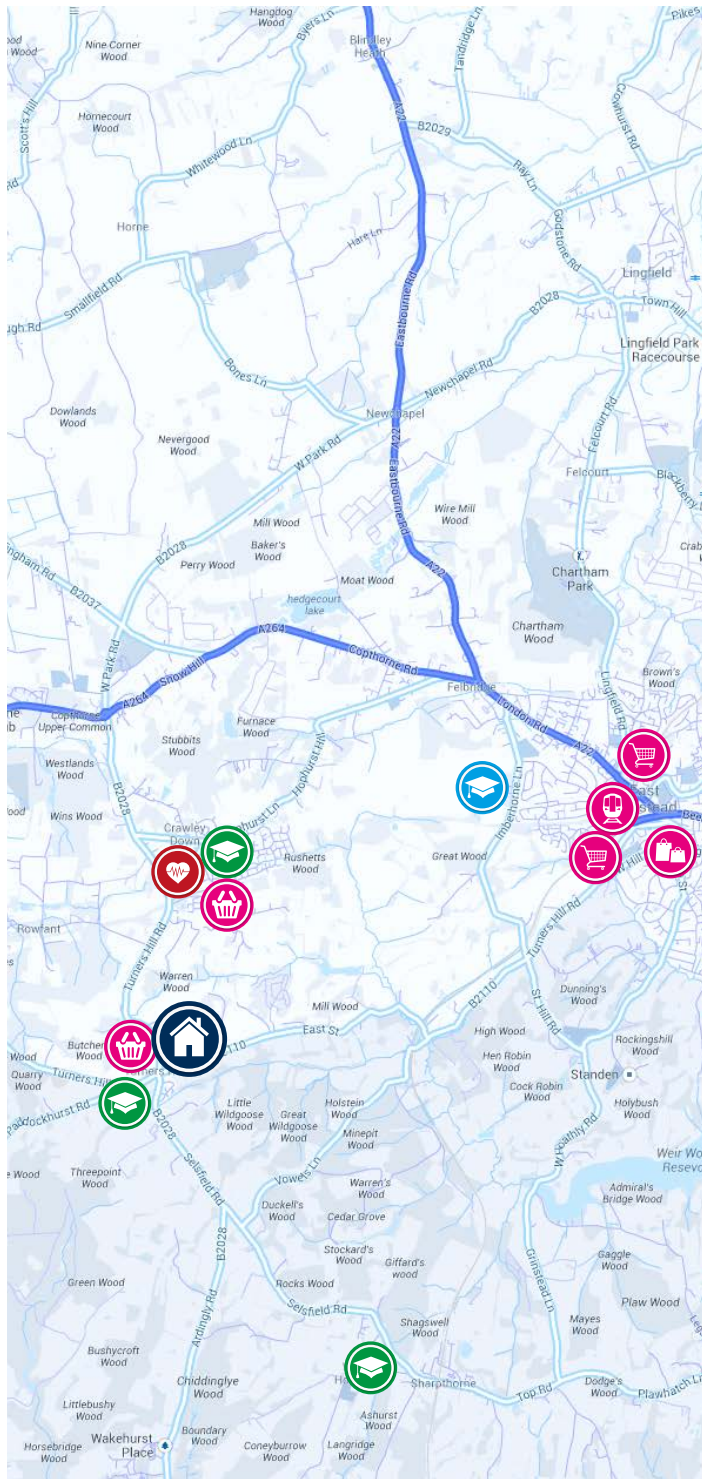
FLOOR PLANS

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.





NORTH STREET

TURNERS HILL, WEST SUSSEX

PROPERTY DESCRIPTION

A charming and attractive cottage in the heart of Turners Hill village offering a wealth of character features. The split-level ground floor comprises entrance porch, living/dining room, kitchen areas and snug. The first floor comprises two bedrooms, both with ensuite shower rooms.

Outside the property benefits from beautifully landscaped rear garden, garage and parking area.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated in the heart of Turners Hill within easy reach of shops that cater for everyday needs along with public house and primary school. East Grinstead town centre is only 4.0 miles distant and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets.

East Grinstead train station is 3.9 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 7.5 miles away whilst the M25 is 12.4 miles distant.

KEY INFORMATION

Internal Area	866 sq ft
Max Broadband	100 Mbps
Tenure	Freehold
EPC Rating	TBC
Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£1,856



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Asking Price £450,000





ACCOMMODATION

The property is entered via wooden door opening to:

ENTRANCE PORCH Two wooden double glazed windows to sides, wooden door with leaded light glazed panel opening to:

LIVING/DINING ROOM Exposed beams and timbers, exposed brickwork, feature fireplace with copper hood, wood burning stove and tiled hearth, further decorative brick fireplace, two radiators with decorative covers, television point, telephone point, storage cupboards, wall lights, recessed storage areas with lighting, stairs to first floor, stairs down to:

KITCHEN AREAS The kitchen has two areas including wall and base units with contrasting work surfaces incorporating 1.5 bowl sink and drainer with mixer tap, range cooker with 6 ring gas hob, double oven and grill, extractor fan, integrated fridge, integrated freezer, space and plumbing for washing machine, part tiled walls, tiled flooring, under cupboard lighting, exposed brickwork, partially vaulted ceiling, downlighters, exposed beams and timbers, cupboard housing boiler, loft hatch, understairs storage cupboard, four wooden glazed windows to rear, door to rear, steps down to:

SNUG Exposed beams, timbers and brickwork, painted stonework, fitted cupboard with sliding doors, wall lights, radiator.

First Floor

LANDING Exposed timbers, doors to two bedrooms.

MASTER BEDROOM Exposed beams and timbers, fitted wardrobe with hanging rails and shelving, wooden glazed window to front with secondary glazing, decorative cast iron fireplace, radiator with decorative cover, door to:

ENSUITE SHOWER ROOM Walk-in shower, wash hand basin with mixer tap, low level wc, radiator, tiled flooring, part tiled walls, double glazed window to rear.

BEDROOM TWO Exposed beams and timbers, wooden glazed window to front with secondary glazing, fitted wardrobes with hanging rails, radiator with decorative cover, sliding door to:

ENSUITE SHOWER ROOM Suite comprising shower with glass door, wash hand basin with mixer tap, low level wc, tiled flooring, tiled walls, bathroom cabinet with mirror door, radiator, two double glazed windows to rear.







OUTSIDE

FRONT Steps up from the road leading to front door, two artificial lawn areas with metal railings to front.

REAR GARDEN Paved **COURTYARD** area with outside lights, outside tap, working well, covered wood store and metal gate opening to **ACCESS PATHWAY** with pedestal lighting leading to parking area and formal garden. The **PARKING AREA** provides parking for two cars leading to garage with working lamp standard. The **FORMAL GARDEN** has been beautifully landscaped and includes lawn area, well stocked borders and mature shrubs, two ponds with fountains, summer house with power and lighting and artificial lawn area to front, two paved patio seating areas.

GARAGE Detached single garage with up and over door to front, power and light.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

01342 324616 sales@colesestateagents.com





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