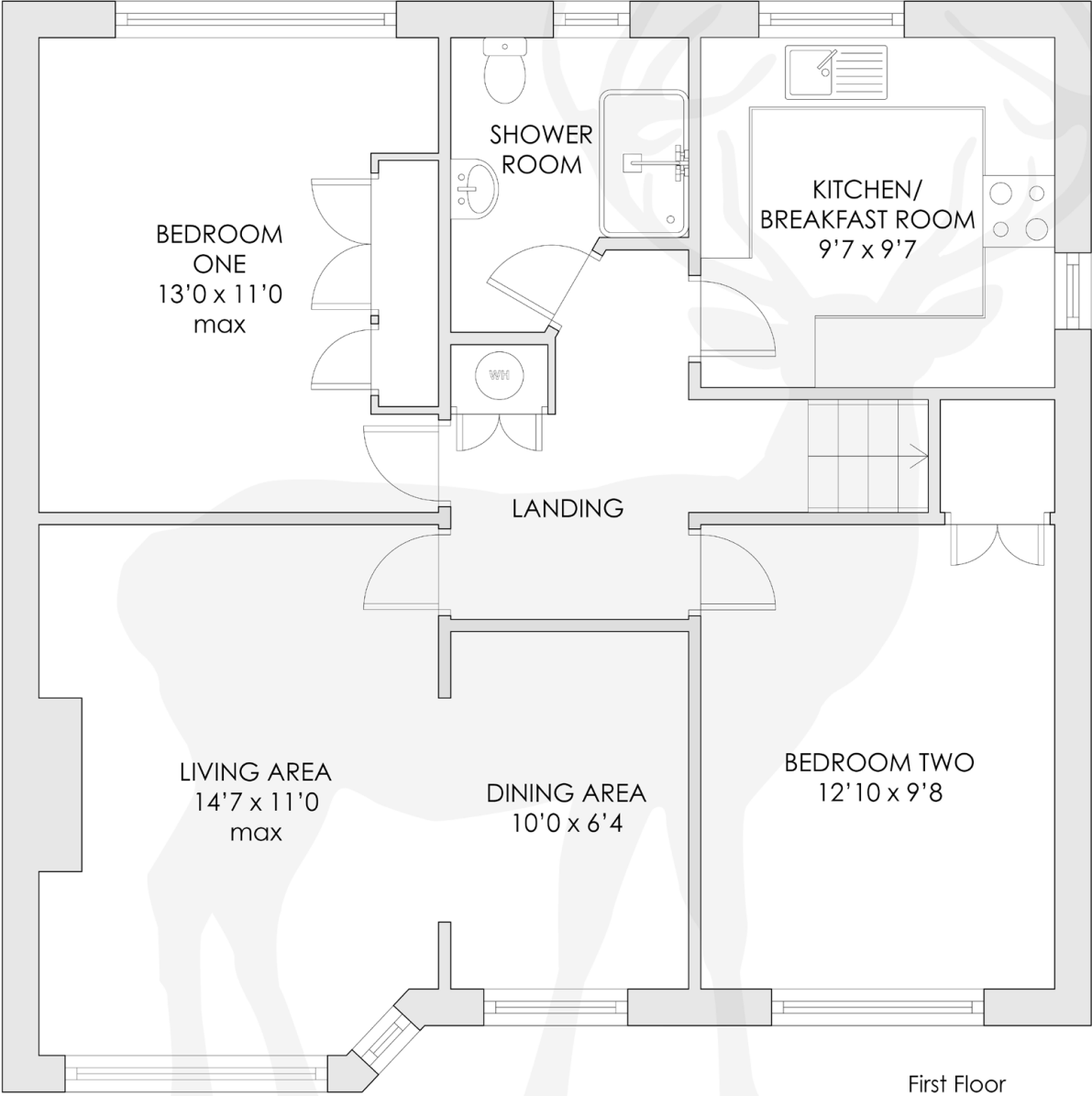




HALSFORD PARK ROAD
East Grinstead, West Sussex



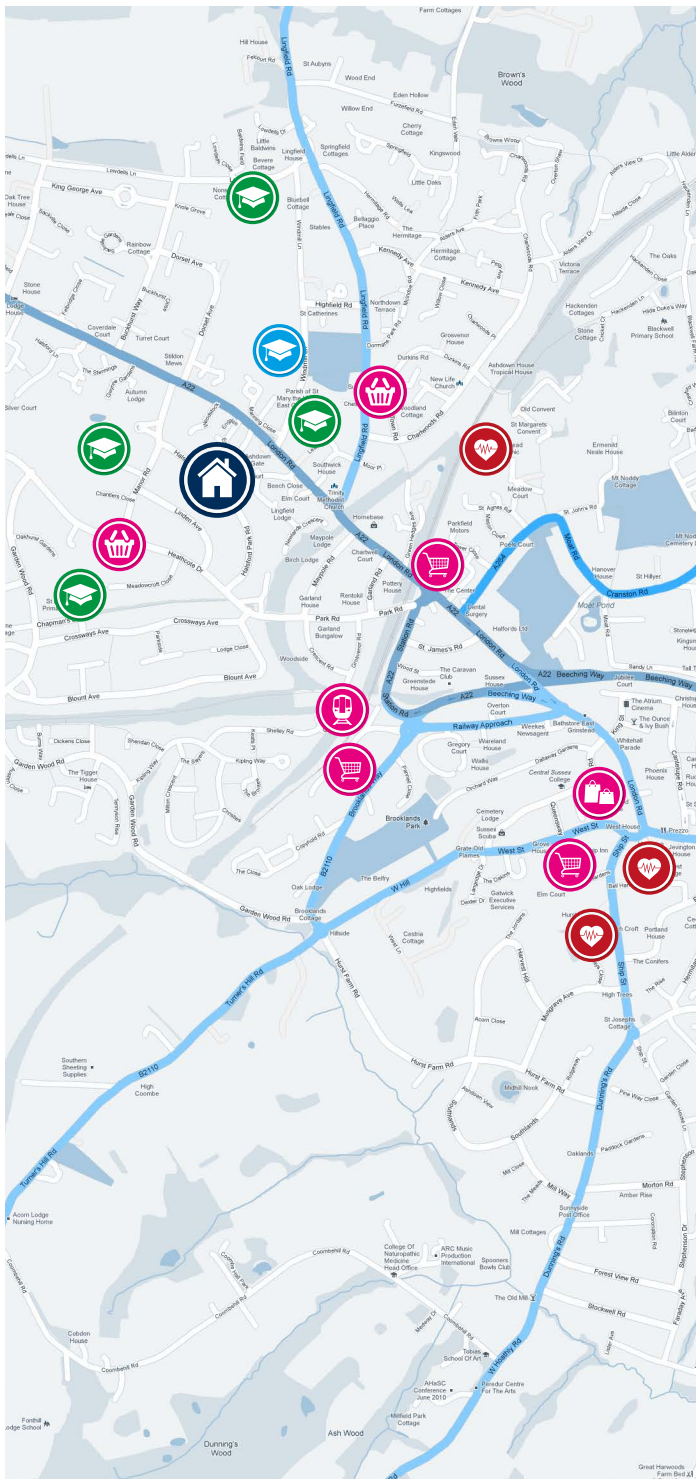
FLOOR PLANS



COLE'S ESTATE AGENTS
Ref 1000

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.



HALSFORD PARK ROAD

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A first floor maisonette in a sought after location offering spacious accommodation including entrance porch, entrance hall/landing, living/dining room, kitchen, shower room and two double bedrooms.

Outside the property benefits from garage and private garden.

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

LOCATION

The property is situated in a sought after residential area within easy reach of local shops catering for everyday needs including post office and general store. Popular primary and secondary schools are both within a mile.

The town centre is only 0.7 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 0.4 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.5 miles away whilst the M25 is 10 miles distant.

KEY INFORMATION

Internal Area	709 sq ft
Max Broadband	1,000 Mbps
Tenure	Leasehold
Remaining Lease	88 years
Maintenance Charges	TBC
Ground Rent	£200 p/a

EPC Rating	C - 76
Local Council	MID SUSSEX
Council Tax Band	C - £1,913 p/a



2



1



1

Offers Over £300,000





ACCOMMODATION

The property is accessed via steps to front leading to:

ENTRANCE PORCH Wooden door to front with glazed panel, windows to side and rear, wooden door with obscure glazed panels, opening to:

ENTRANCE HALL/LANDING Stairs to landing with loft hatch, radiator, airing cupboard housing the hot water cylinder and slatted shelving area, doors to living/dining room, two bedrooms, kitchen and shower room.

LIVING/DINING ROOM Two double glazed windows to front, feature fireplace with electric fire, wooden surround and tiled hearth, two radiators, wall lights, television point, satellite point.

KITCHEN/BREAKFAST ROOM Range of wall and base units with complementing breakfast bar and work surfaces incorporating stainless steel sink and drainer with mixer tap, cooker with 4 ring gas hob, oven and grill, space for fridge, space for freezer, space and plumbing for washing machine, part tiled walls, under cupboard lighting, wooden laminate flooring, cupboard housing wall mounted boiler, dual aspect with double glazed windows to side and rear.

BEDROOM ONE Double glazed window to rear, radiator, fitted wardrobes with hanging rails, shelving and storage cupboards over.

BEDROOM TWO Double glazed window to front, radiator, over stairs storage cupboard with shelving, wardrobes with hanging rails, shelving and drawer units.

SHOWER ROOM Suite comprising tile enclosed walk-in shower with glass screen and electric shower, low level WC, pedestal wash hand basin with tiled splashback, heated ladder towel rail, obscure double glazed window to rear.

OUTSIDE

GARAGE Accessed via shared driveway with access to rear garden. Up and over door to front, outside light.

REAR GARDEN Paved pathway with bark chip shrub borders leading to lawn area with mature shrubs, garden shed, enclosed by fence panels.





01342 324616

sales@colesestateagents.com

www.colesestateagents.com



Cole's give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs & plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cole's have not tested any services, equipment or facilities. Potential purchasers must satisfy themselves by inspection prior to completion.

