

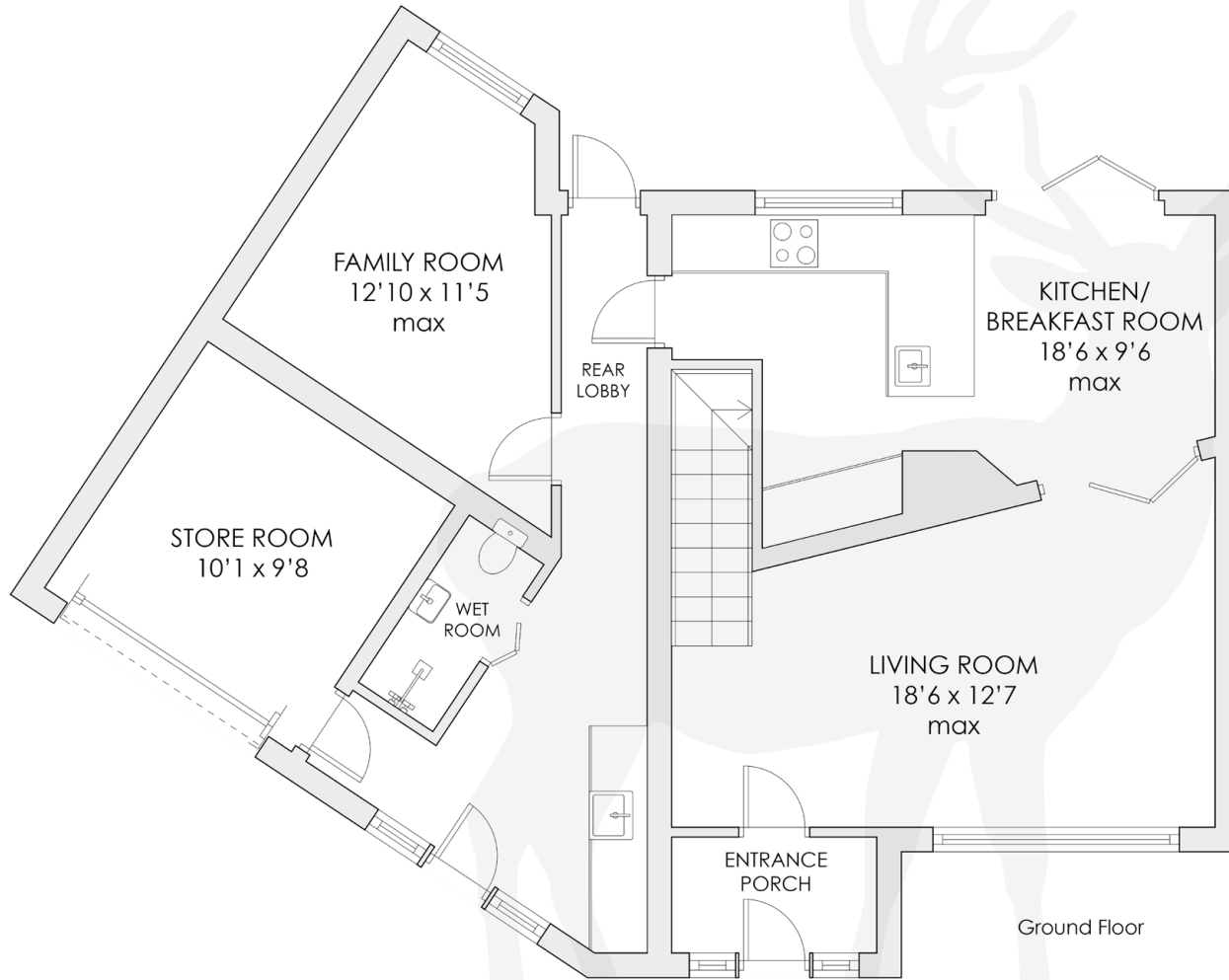


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CORONATION ROAD
East Grinstead, West Sussex



COLE'S
ESTATE AGENTS

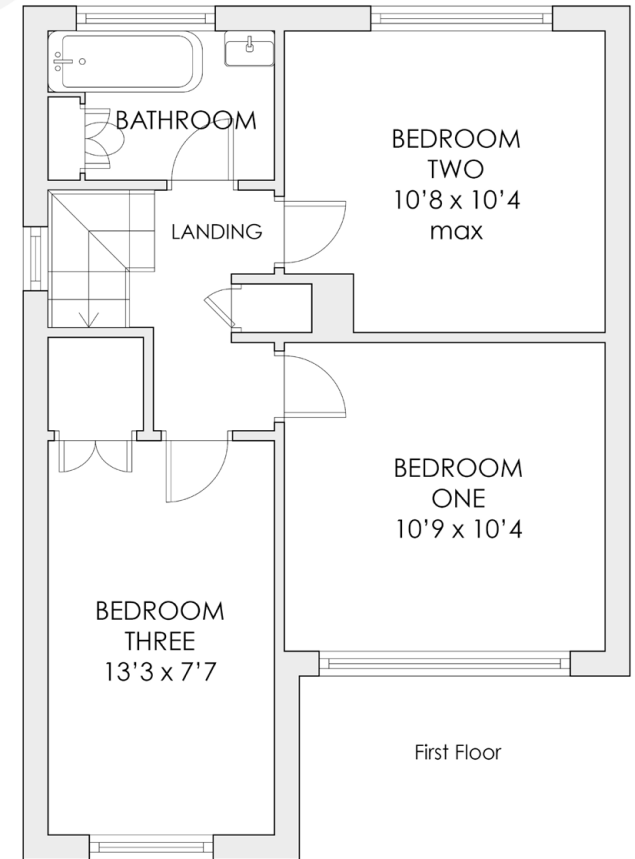
FLOOR PLANS

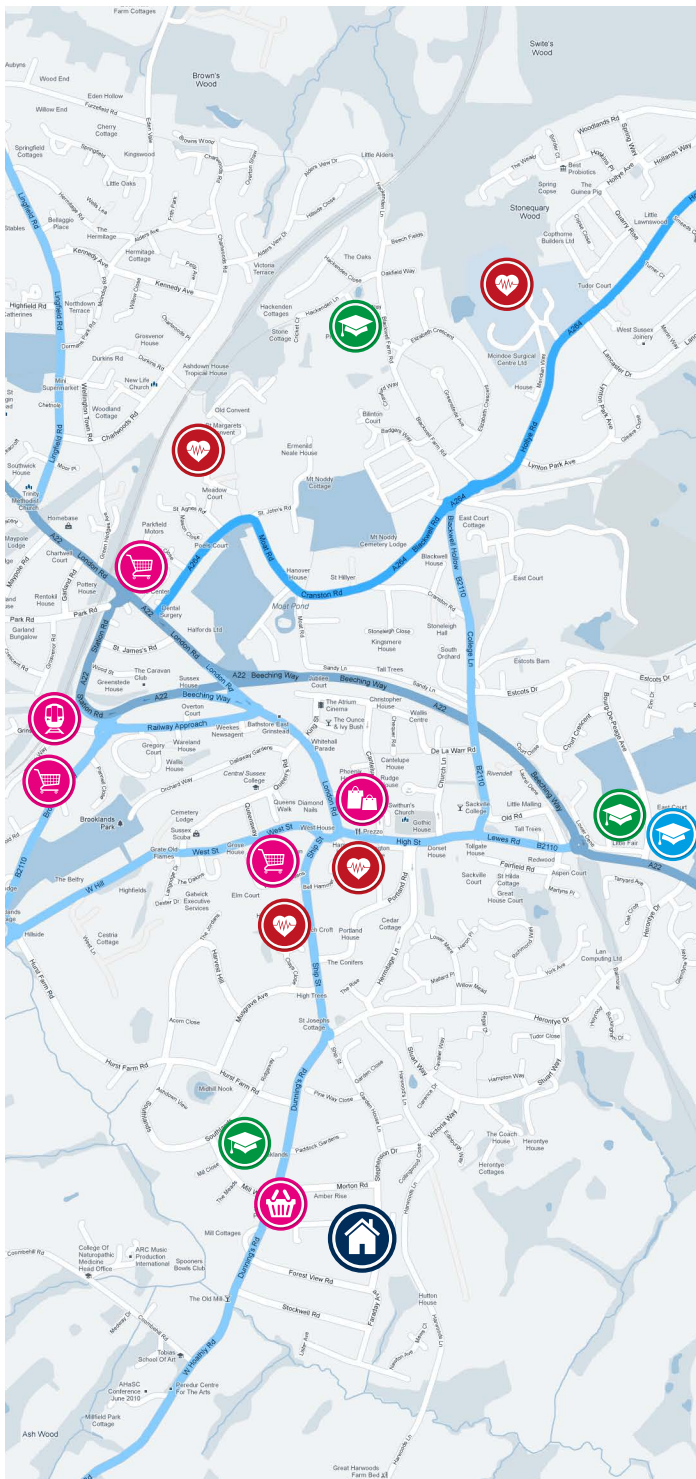


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Ref 10000

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.





CORONATION ROAD

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A semi-detached property in a quiet cul-de-sac that has been modernised by the current owners to provide superbly presented accommodation throughout. The ground floor benefits from underfloor heating and comprises entrance porch, living room with wood burning stove, refitted kitchen/breakfast room, rear lobby, family room, wet room and utility room. The first floor consists of three bedrooms and refitted bathroom.

Outside the property benefits from parking area to front, store room, south west facing rear garden and detached office/studio.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated in a popular residential area, at the end of the end of a quiet cul-de-sac with easy reach of local shop catering for everyday needs, recreational park and primary school. Secondary schools are within easy reach and the town centre is only 1 mile 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 1.2 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

KEY INFORMATION

Internal Area	1,156 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£2,053



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Offers Over £520,000





ACCOMMODATION

The property is entered via wooden door to front with double glazed panel, opening to:

ENTRANCE PORCH Two double glazed obscured windows to front, Victorian style radiator, glazed panel door opening to:

LIVING ROOM Double glazed window to front, feature fireplace with wood burning stove, stone surround and hearth, downlighters, stairs to first floor, wooden flooring with underfloor heating, bifold doors opening to:

KITCHEN/BREAKFAST ROOM Refitted kitchen with a range of white gloss wall and base units with soft closing drawer units and contrasting solid wooden work surfaces and breakfast bar incorporating sink and drainer with waste disposal unit and mixer tap with filter, four ring gas hob with ceiling extractor fan, built in double oven and grill, space for upright fridge/freezer, space and plumbing for a dishwasher, tiled flooring with underfloor heating, wall mounted heated towel rail, low level lighting, downlighters, pendant lighting, double glazed window and bifold doors to rear, sliding door to:

REAR LOBBY Double glazed wooden door to rear, tiled flooring with underfloor heating, downlighters, glazed door to family room, folding door to wet room and open to:

UTILITY AREA Wall and base units with soft closing drawers and contrasting solid wooden work surfaces incorporating butler sink with mixer tap and mixer hose, space and plumbing for washing machine and tumble dryer, under cupboard lighting, wall mounted Worcester boiler, downlighters, tiled flooring with underfloor heating, two double glazed windows to front, wooden door to front with double glazed panel, door to store room.

WET ROOM Drencher shower head with additional hand held shower unit, wash hand basin with mixer tap, low level WC with concealed cistern, fully tiled walls, heated ladder towel rail, downlighters, extractor fan, tiled flooring.

FAMILY ROOM Double glazed window to rear, wooden laminate flooring with under floor heating, downlighters.

First Floor

LANDING Obscured double glazed window to side, downlighters, loft hatch, airing cupboard with slatted shelving area, doors to all bedrooms and bathroom. ...





BEDROOM ONE Double glazed window to front, radiator.

BEDROOM TWO Double glazed window to rear, radiator, downlighters

BEDROOM THREE Double glazed window to front, radiator, downlighters, over stair storage cupboard with hanging rail and drawer unit, telephone point.

BATHROOM Fitted suite comprising Jacuzzi style bath with multipoint shower with drencher head over, additional hand held shower unit, low level WC with concealed cistern, vanity top with inset wash hand basin with mixer tap and drawer under, bathroom cabinet with mirror door, built in storage cupboard with shelving, fully tiled walls, tiled flooring, heated ladder towel rail, extractor fan, frosted double glazed window to rear.

OUTSIDE

FRONT GARDEN Brick paved driveway providing parking for to cars, picket fencing with brick paved pathways to front door and utility room door, outside lights, lawn area, mature hedging and fence panels to side.

STORE ROOM Electric roller door to front, power and light.

REAR GARDEN Decking area, lawn area, enclosed by brick wall and fence panels, gravel pathway leading to DETACHED STUDIO/OFFICE with patio doors to front, power and light.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

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