



ESTCOTS DRIVE
East Grinstead, West Sussex



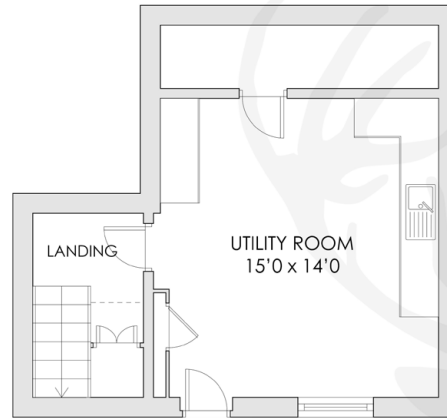
COLE'S
ESTATE AGENTS

FLOOR PLANS

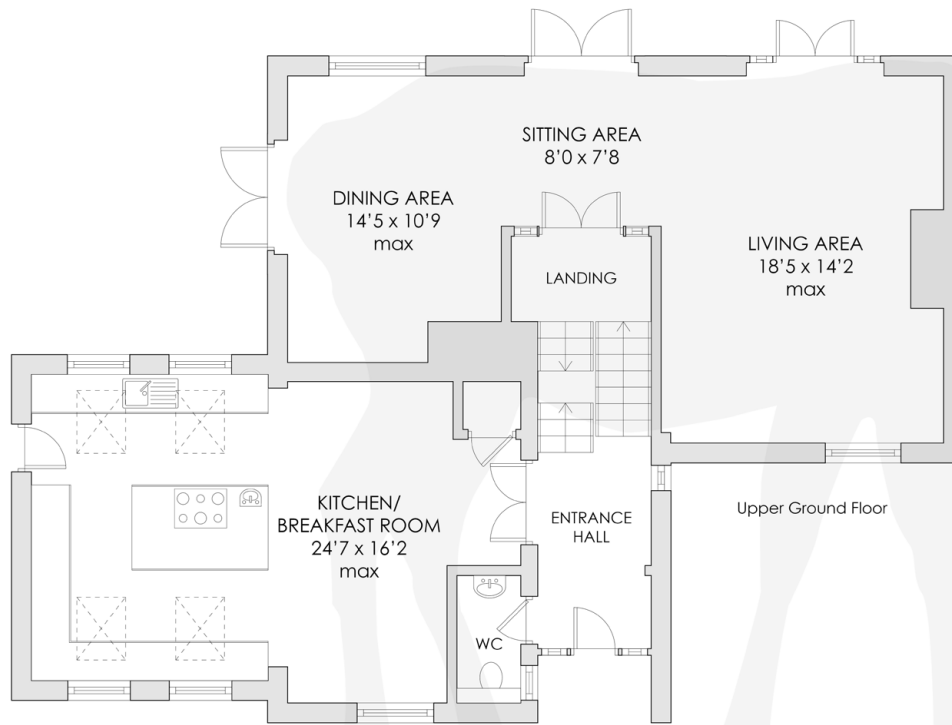
COLE'S ESTATE AGENTS
Ref 10000

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

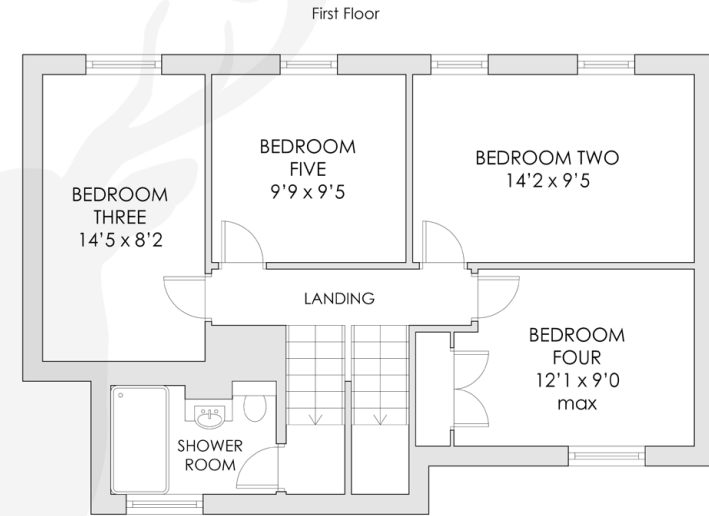
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.



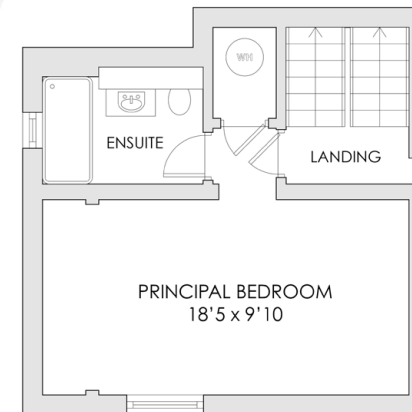
Lower Ground Floor



Ground Floor

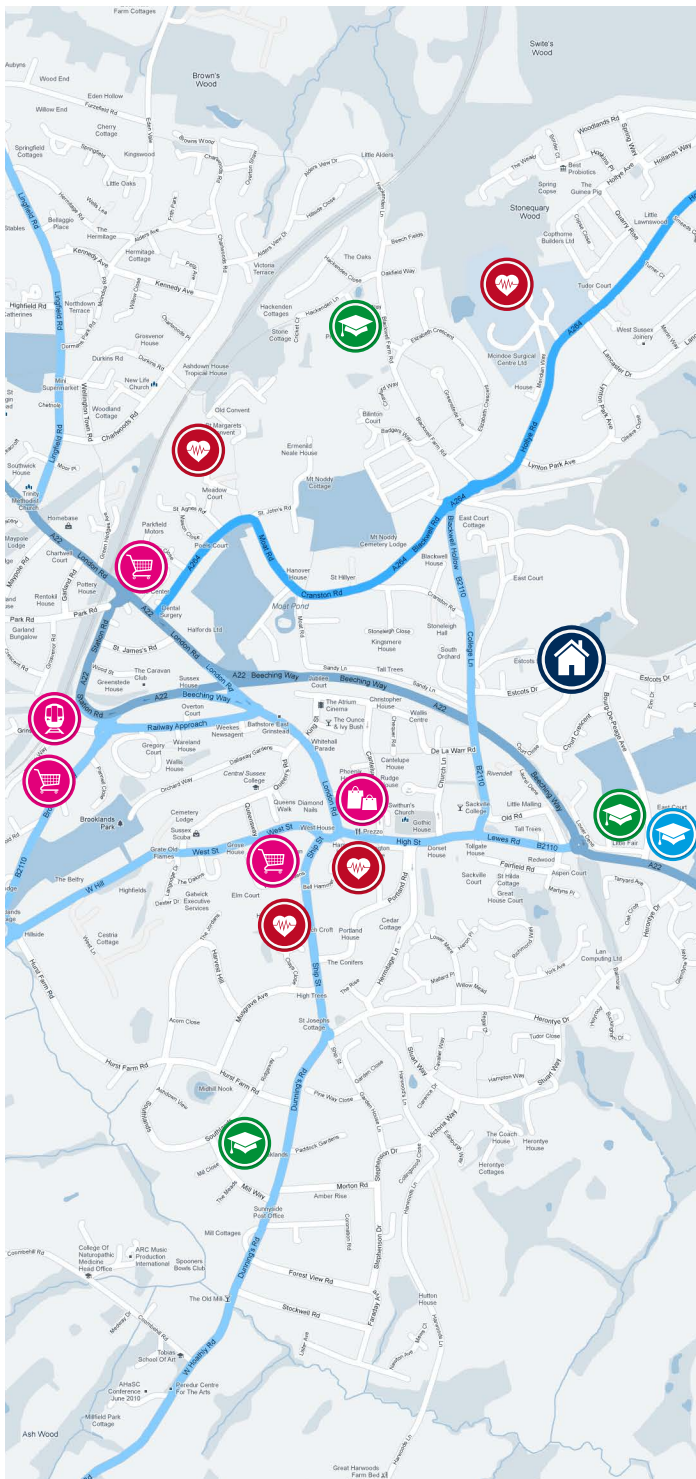


Upper First Floor



Lower First Floor

First Floor



ESTCOTS DRIVE

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A simply stunning attached property in a popular residential area within easy reach of the town centre and local schools offering superbly presented and spacious accommodation. The property has been extended, completely renovated and refurbished by the current vendors to an incredibly high standard. The split level accommodation includes entrance hall, cloakroom, beautiful kitchen/breakfast room, large utility room, open plan living/sitting/dining room, principal bedroom with refitted ensuite shower room, four further double bedrooms and refitted shower room.

Outside the property benefits from a corner plot location and boasts driveway for several vehicles to front and attractive landscaped garden to rear.

Viewings are highly recommended to appreciate the accommodation and gardens on offer.

LOCATION

The property is situated within easy reach of the picturesque High Street. Local primary and secondary schools are also within easy reach and the town centre is a short walk 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 also within walking distance and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

KEY INFORMATION

Internal Area	2,347 sq ft
Max Broadband Speed	1,000 Mbps
Tenure	Freehold
EPC Rating	C - 69
Local Council	MID SUSSEX
Council Tax Band	F
Amount per annum	£3,108



5



2



2

Asking Price £799,950





ACCOMMODATION

ENTRANCE HALL Two frosted double glazed windows to front, tiled flooring entrance area with door to cloakroom, wooden flooring area with glazed double doors to kitchen/breakfast room, double glazed window to side, radiator, telephone point, downlighters, stairs to lower ground floor and upper ground floor.

CLOAKROOM Low level WC with concealed cistern, wash hand basin with mixer tap and storage cupboard under, part tongue and groove panelled walls, heated ladder towel rail, tiled flooring, downlighter, obscure double glazed window to side.

KITCHEN/BREAKFAST ROOM Stunning open plan kitchen/breakfast room with a comprehensive range of wall and base units, soft closing drawers and contrasting granite work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap and hose, two built in ovens with grills, built in microwave, integrated dishwasher, space and plumbing for American style fridge/freezer, pull-out bin store, granite upstands and cupboard housing Worcester wall mounted boiler. Central island with base units and soft closing drawers with contrasting granite work surface and breakfast bar incorporating Siemens induction hob with pop-up extractor fan and stainless steel circular sink with mixer tap. Vaulted ceiling with exposed beams and four Velux double glazed windows to front and rear, ceramic tiled flooring with underfloor heating, wall lights, downlighters, storage larder with shelving, dual aspect with double glazed windows to front and rear, composite stable door to side leading to garden.

LOWER GROUND FLOOR LANDING Wooden flooring, understairs storage cupboard, door to:

UTILITY ROOM Comprehensive range of wall and base units with contrasting work surfaces incorporating 1.5 bowl sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer and American style fridge/freezer, vinyl flooring, part tiled walls, double glazed window and door to front, large storage cupboard.

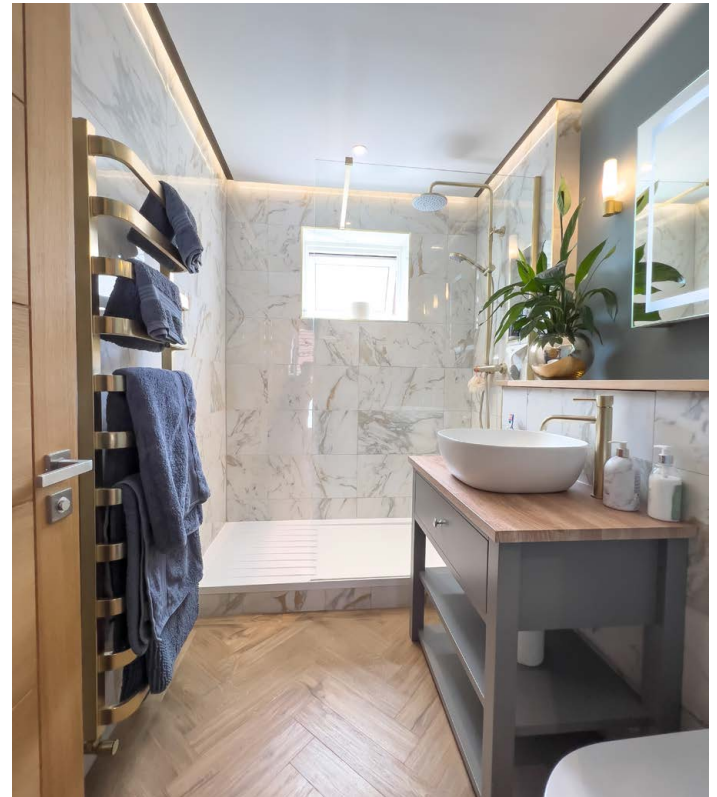
UPPER GROUND FLOOR LANDING Wooden flooring, glazed double doors to:

LIVING/SITTING/DINING ROOM Large open plan reception room with three areas:

SITTING AREA Double glazed patio doors to rear, solid French oak flooring, open to dining area and: ...







LIVING AREA Dual aspect with double glazed windows to front and rear with patio doors to rear, contemporary wall mounted radiator, further radiator, contemporary fireplace, dado rail, downlighters, solid French oak flooring, television point, satellite point, telephone point.

DINING AREA Dual aspect with double glazed window to rear and patio doors to side, solid French oak flooring, contemporary wall mounted radiator, dado rail.

LOWER FIRST FLOOR LANDING Double glazed window to side, radiator, stairs to first floor, door to:

PRINCIPAL BEDROOM Double glazed window to front with far reaching views, radiator, downlighters, Amtico flooring, cupboard housing hot water cylinder, door to:

ENSUITE SHOWER ROOM Refitted suite comprising walk-in shower with glass screen, drencher shower head and additional hand held shower unit, vanity top, wash hand basin with mixer tap with storage drawer and shelving under, low level WC with concealed cistern, part marble tiled walls, heated towel rail, bathroom cabinet with heated mirror doors with inset lighting, high level LED lighting, wall lights, downlighters, Amtico flooring, double glazed window to side.

FIRST FLOOR LANDING Loft hatch, stairs to upper first floor, doors to four bedrooms.

BEDROOM TWO Two double glazed windows to rear, wooden flooring, radiator.

BEDROOM THREE Double glazed window to rear, wooden flooring, radiator.

BEDROOM FOUR Double glazed window to front with far reaching views, solid wooden flooring, radiator, dado rail, built in double wardrobe with hanging rail and shelving.

BEDROOM FIVE Double glazed window to rear, wooden flooring, radiator.

UPPER FIRST FLOOR LANDING Door to:

SHOWER ROOM Refitted suite comprising walk-in shower with glass screen, drencher shower and additional hand held shower unit, vanity top with inset wash hand basin with mixer tap and storage cupboard under, low level WC with concealed cistern, part tiled walls, heated ladder towel rail, tiled flooring, downlighters, extractor fan, double glazed window to front with far reaching views.





OUTSIDE

FRONT GARDEN Large gravel area providing parking for several cars, mature shrubs, plant borders, door to utility room, steps leading to front door with outside light, access to side giving access to rear garden.

REAR GARDEN The large, corner plot, rear garden has been beautifully landscaped and includes a lower paved terrace area with outside light, gravel pathway to summer house (with power and light) and garden shed, steps up to expansive gravel patio area with outside lighting, well maintained shrub borders and access to large lawn area with sleeper borders and mature hedging.

SOLAR PANELS The property benefits from 16, privately owned solar roof panels which generates cash back from electricity providers.

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

01342 324616

sales@colesestateagents.com





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.

