



Lancaster Drive,
East Grinstead, West Sussex

price £499,950



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LOCATION

Situated in a sought after residential area backing onto woodland within easy reach of local primary school and shops catering for everyday needs. The town centre and secondary schools are within a short drive and the town offers a comprehensive range of facilities including two supermarkets, restaurants, coffee houses and boutique shops. East Grinstead mainline station has frequent services to London Victoria and London Bridge.

PROPERTY DESCRIPTION

A detached family home in a quiet residential area offering well presented accommodation including living room, dining room, kitchen, conservatory, cloakroom, four double bedrooms and two bathrooms. Outside the property benefits from off road parking, double garage and secluded rear garden.

DIRECTIONS

From our office on East Grinstead High Street turn right and at the roundabout turn left into College Lane. The road becomes Blackwell Hollow, continue to the roundabout and turn right onto Holtye Road and go straight over at the next roundabout. Take the second turning on the right into Lancaster Drive where the property can be found on the right hand side.





ACCOMMODATION

The property is entered via wooden frosted double glazed door to front opening to:

ENTRANCE HALL Wooden frosted double glazed, leaded light window to front, radiator, telephone point, stairs to first floor, glazed panel double doors to living room, doors to dining room, kitchen, garage and:

CLOAKROOM Low level wc, contemporary wash hand basin with mixer tap and storage cupboard under, tiled walls to dado height, radiator, tiled flooring, wooden frosted double glazed window to side.

LIVING ROOM Fireplace with wooden surround and marble hearth with gas point, two radiators, telephone point, satellite point, television point, wall lights, double glazed sliding doors to conservatory, glazed panel double doors to:

DINING ROOM Wooden double glazed window to rear, radiator.

CONSERVATORY Brick and uPVC construction with double glazed windows to rear and sides, double glazed patio doors to side, radiator, tiled window sill.

KITCHEN Comprehensive range of wall and base units with contrasting work surfaces incorporating stainless steel 1.5 bowl

sink and drainer with mixer tap, NEFF 4 ring gas hob with NEFF extractor fan over, built in NEFF double oven and grill, integrated NEFF fridge, integrated NEFF freezer, integrated dishwasher, space and plumbing for washing machine, part tiled walls, tiled flooring, radiator, wall mounted boiler, wooden double glazed leaded light window to front and double glazed frosted door to side.

First Floor

LANDING Wooden double glazed frosted window to side, loft hatch, airing cupboard housing the hot water cylinder with slatted shelving area.

MASTER BEDROOM Wooden double glazed leaded light window to front, radiator, television point, telephone point, built in storage cupboard with hanging rail and shelving, door to:

ENSUITE SHOWER ROOM Fitted suite comprising tile shower cubicle with electric shower, wash hand basin with mixer tap and storage cupboards under, low level wc, part tiled walls, shaver point, extractor fan, radiator, spot lights.

BEDROOM TWO Wooden double glazed window to rear overlooking woodland, radiator.

BEDROOM THREE Wooden double glazed window to rear overlooking woodland, radiator.

BEDROOM FOUR Wooden double glazed leaded light window to front, radiator, television point, telephone point.

BATHROOM Fitted suite comprising panel bath with mixer tap and shower attachment over, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, spot lights, heated ladder towel rail, extractor fan, shaver point, wooden double glazed frosted leaded light window to front.

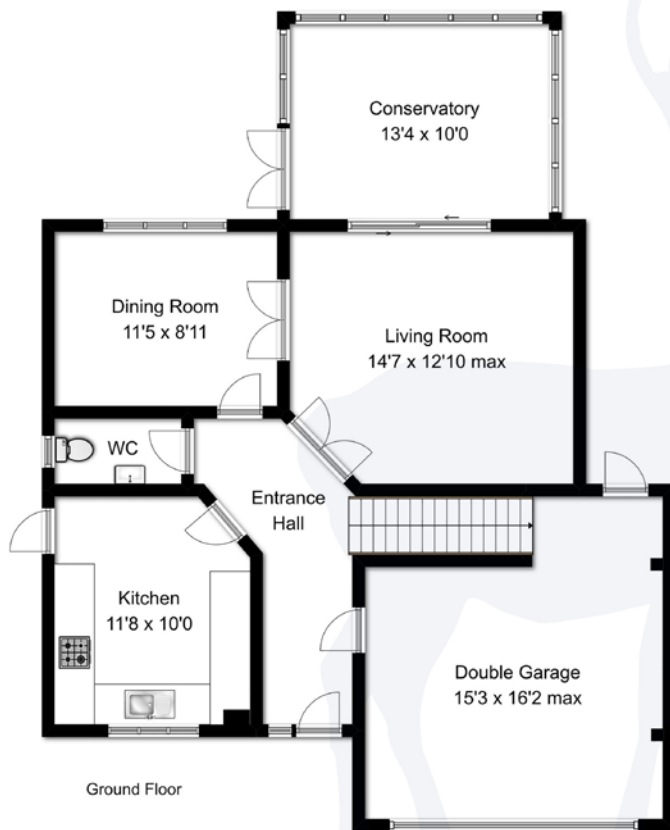
Outside

FRONT GARDEN Shrub borders, brick paved pathway leading to front door and side gate, outside light, large driveway providing off road parking for several vehicles leading to:

DOUBLE GARAGE Up and over door to front, power and light, glazed door to rear leading to:

REAR GARDEN Paved patio area with raised flower beds, lawn area with borders, enclosed by fence panels backing onto woodland.





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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.

Energy Performance Certificate



Dwelling type: Detached house
Date of assessment: 04 March 2013
Date of certificate: 04 March 2013
Reference number: 0548-9010-7227-0357
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

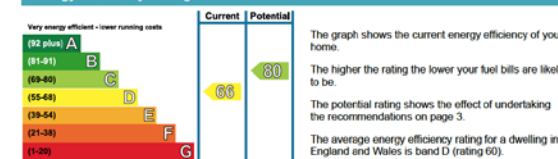
Estimated energy costs of dwelling for 3 years:	£ 2,580
Over 3 years you could save	£ 453

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,941 over 3 years	£ 1,686 over 3 years	
Hot Water	£ 417 over 3 years	£ 219 over 3 years	
Totals	£ 2,580	£ 2,127	You could save £ 453 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 93	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 243	✓
3 Solar water heating	£4,000 - £6,000	£ 114	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

