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ESTATE AGENTS



Asking Price £425,000

West Hill, East Grinstead



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An attractive, three bedroom semi-detached family home conveniently located within easy reach of East Grinstead town centre. The property boasts a spacious and bright double aspect living/dining room and a well equipped kitchen/utility room. Upstairs there are three bedrooms and a family bathroom. Outside includes off road parking and large garden with stunning views.

West Hill,
East Grinstead,
West Sussex

Asking Price £425,000

KEY INFORMATION

- ATTRACTIVE VICTORIAN PROPERTY
- WELL PRESENTED THROUGHOUT
- EASY REACH OF TOWN CENTRE
- CHARACTER FEATURES
- VIEWINGS ARE HIGHLY RECOMMENDED

Internal Area	968 sq ft
Max Broadband	55 Mbps
Tenure	Freehold
EPC Rating	D

Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£1,642

PROPERTY DESCRIPTION

An attractive Victorian cottage within easy reach of the town centre and mainline station offering well presented accommodation throughout. The ground floor comprises entrance hall, large open plan living/dining room, galley kitchen and utility room. The first floor consists of three bedrooms and bathroom.

Outside the property benefits from driveway and rear garden with raised patio with far reaching views and expansive lawn area.

In addition, the property also has planning permission to erect a two storey extension to create an additional bedroom and large open plan kitchen/family room.

LOCATION

The property is situated in a convenient location within easy reach of the town centre. Local primary and secondary schools are 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.

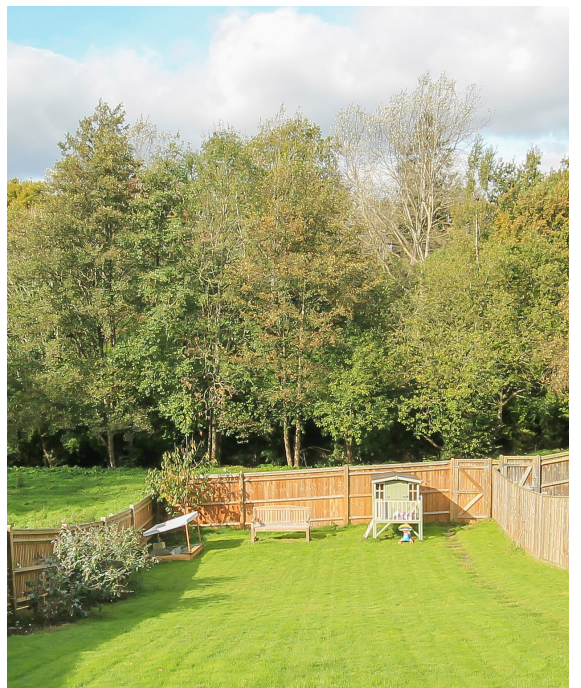
OUTSIDE

FRONT GARDEN Covered entrance vestibule with outside light, lawn area, driveway providing off road parking for several vehicles, gate to rear garden.

REAR GARDEN

Large paved patio area with outside light enjoying fantastic views over the garden and countryside beyond, garden shed, steps down with shrub borders to spacious and expansive lawn area enclosed by fence panels and backing onto fields.









ACCOMMODATION

The property is entered via part glazed front door opening to:

ENTRANCE HALL

The entrance hall has a large understairs cupboard, stairs to the first floor and access to the lounge/dining room.

LOUNGE/DINING ROOM

A spacious bright and airy double aspect room with beautiful views to the rear over woodland beyond. The room divides well between the sitting area to the front with feature fireplace and the dining area to the rear, again with the potential for a fireplace.

KITCHEN/UTILITY ROOM

A well equipped galley style kitchen with a range of wall and base units with contrasting worktop over. There is an integrated electric double oven with electric hob and extractor fan over and inset butler style sink with mixer tap set below a window. The utility area of the kitchen has space for a fridge/freezer, washing machine, tumble dryer and dishwasher. Two windows and a door give access to the rear garden.

First Floor

LANDING

With access to the loft and door to good sized storage cupboard

BEDROOM ONE

With built in wardrobes and a window to the rear giving great views over the woodland beyond.

BEDROOM TWO

With a range of fitted wardrobes and a window to the front.

BEDROOM THREE

With a range of fitted wardrobes and a window to the side.

BATHROOM

With an obscured window to the side, wash hand basin built into vanity unit, w.c., bath with shower over, part tiled walls.

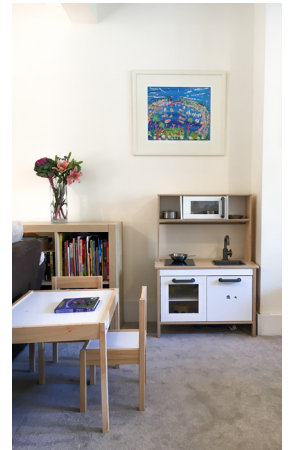
AGENT'S NOTE - PLANNING PERMISSION

The property currently has planning permission for a two storey extension to create a large open plan kitchen/family space on the ground floor and a master bedroom with ensuite bathroom to the first floor. In addition, the property has planning to construct a car port for sheltered parking.

Full details can be found on the Mid Sussex planning website:

www.midsussex.gov.uk/planning

Ref: DM/17/2772



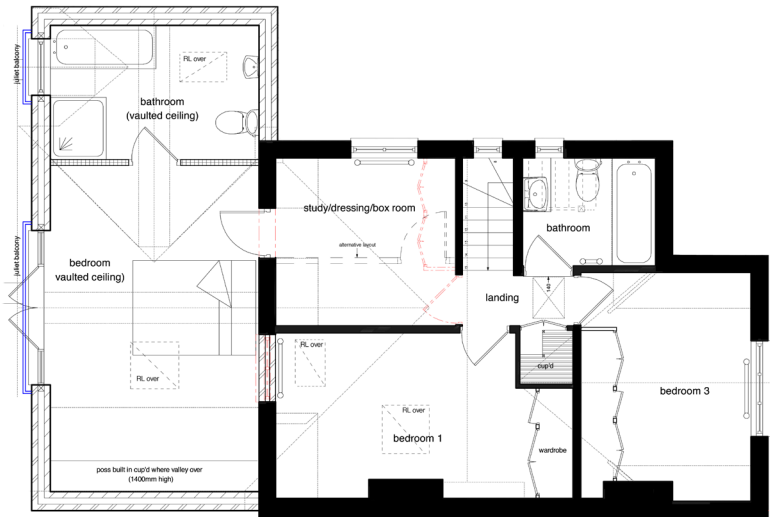
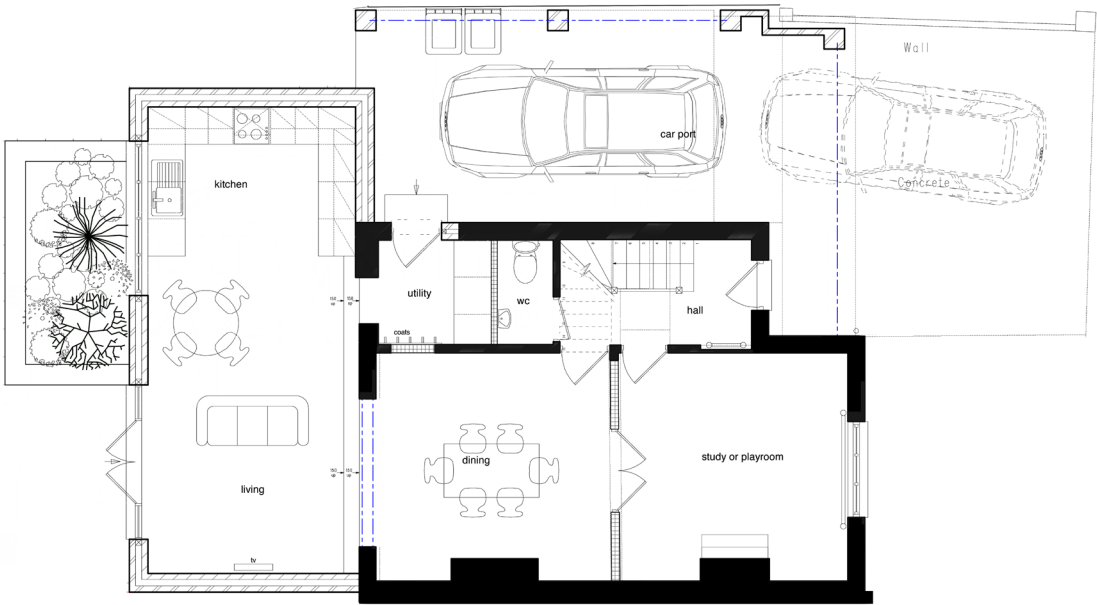
PLANNING PERMISSION PROPOSALS - ELEVATIONS & FLOORPLANS



Proposed South Elevation



Proposed North Elevation



LOCALITY

TRANSPORT

East Grinstead Train Station 0.5 miles
M25 Motorway 10.8 miles
Gatwick Airport 9.5 miles

AMENITIES

Town Centre 0.4 miles
Supermarket 0.3 miles
Doctors 0.5 miles

LOCAL PRIMARY SCHOOLS

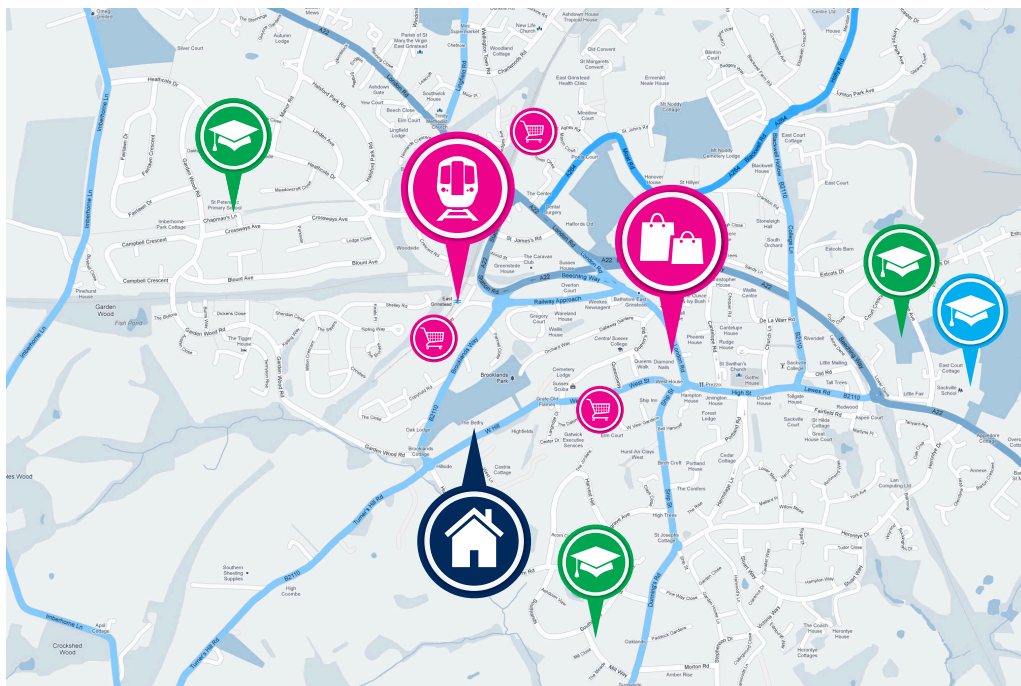
Estcots School 0.9 miles
The Meads 0.7 miles

SECONDARY SCHOOLS

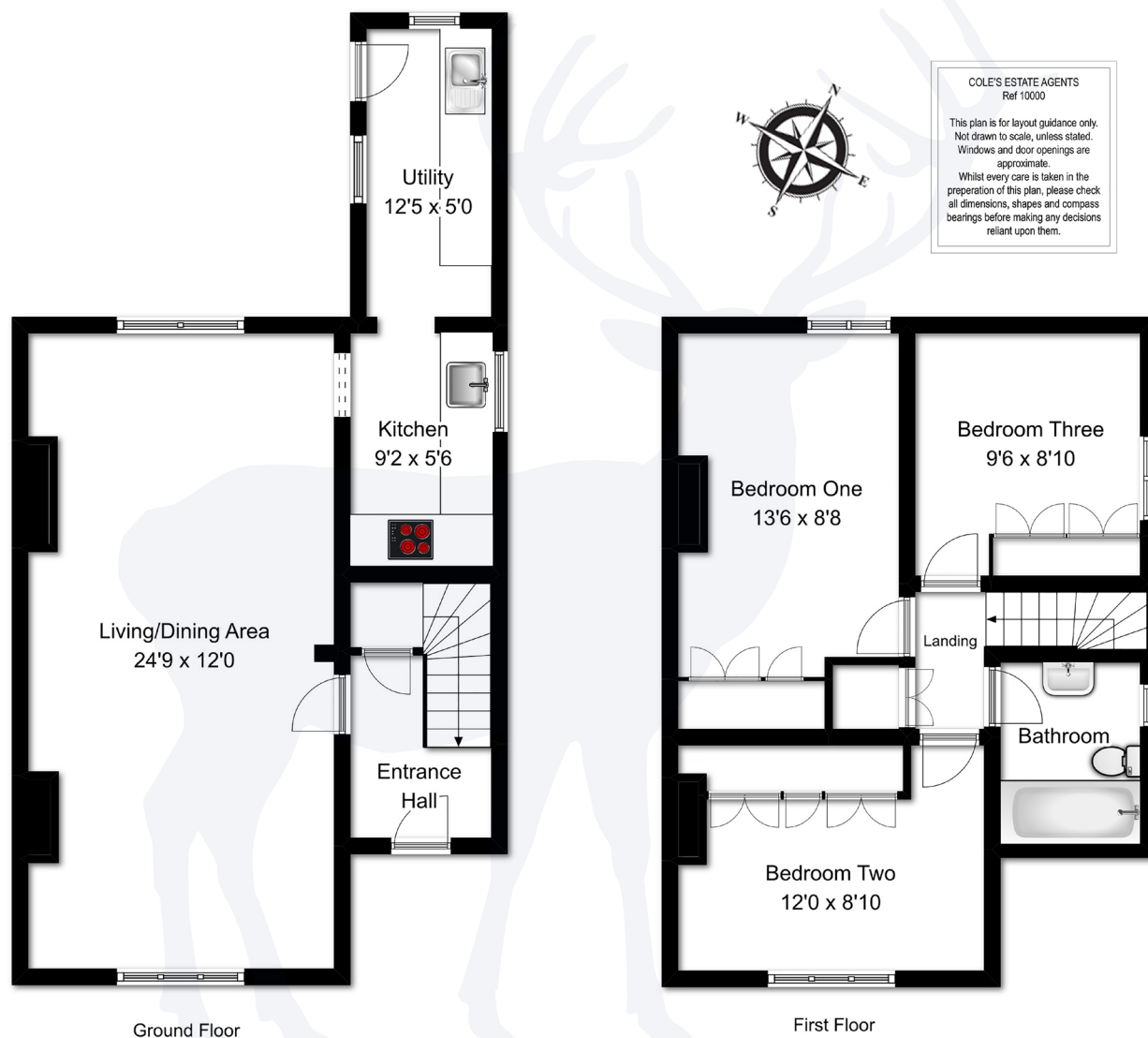
Sackville School 0.9 miles
Imberhorne Lower 1.2 miles
Imberhorne Upper 1.5 miles

NEARBY TOWNS

Crawley 9.2 miles
Tunbridge Wells 14.0 miles



FLOORPLANS



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