

REGAL HOUSE

CANTELUPE ROAD, EAST GRINSTEAD

In association with Cantelupe Homes Ltd.

WELCOME TO REGAL HOUSE

An exciting collection of fourteen 1 and 2 bedroom apartments in the heritage market town of East Grinstead, offering a commuter's paradise, yet surrounded by the beautiful Sussex countryside.

Located in a quiet residential road just behind the main shopping centre, the homes are only 10 minutes walk from the main line railway station (approx. 1 hour to London Victoria). Despite the homes' central location they all benefit from allocated private parking. There is also a lift to all floors offering great accessibility to residents.



IN THE HEART OF IT ALL



Regal House is an impressive collection of apartments, perfectly positioned between London and the South Coast in the pretty historic town of East Grinstead.

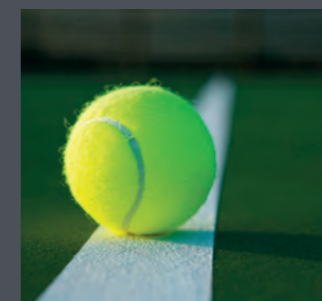
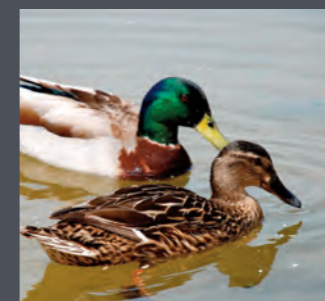
Whether you lead an active or more relaxed lifestyle, Regal House offers fantastic outdoor activities, scenery and culture for all to enjoy.

The nearby Ashdown Forest is one of the South East's greatest draws, ideal for a leisurely afternoon stroll or bike ride. After taking in the spectacular views over the Sussex countryside you could enjoy a relaxing drink or fine dining in one of the many quaint gastro pubs in this area.

Standen House and Gardens nearby, also provides the perfect tranquil afternoon retreat, stretching across 12 acres of attractive gardens.

For sporting enthusiasts, the area is home to a number of local clubs, from football to rugby and cricket. In addition, the homes are within easy reach of some excellent golf courses such as the Royal Ashdown Forest Golf Club and the Kings leisure centre offering a host of activities including squash courts and a fully equipped gym.

For the more adventurous, mountain biking, abseiling and climbing are available at the nearby activity centres of Extreme Ventures, Blackland Farm and Deers Leap Park.



A PRIME LOCATION

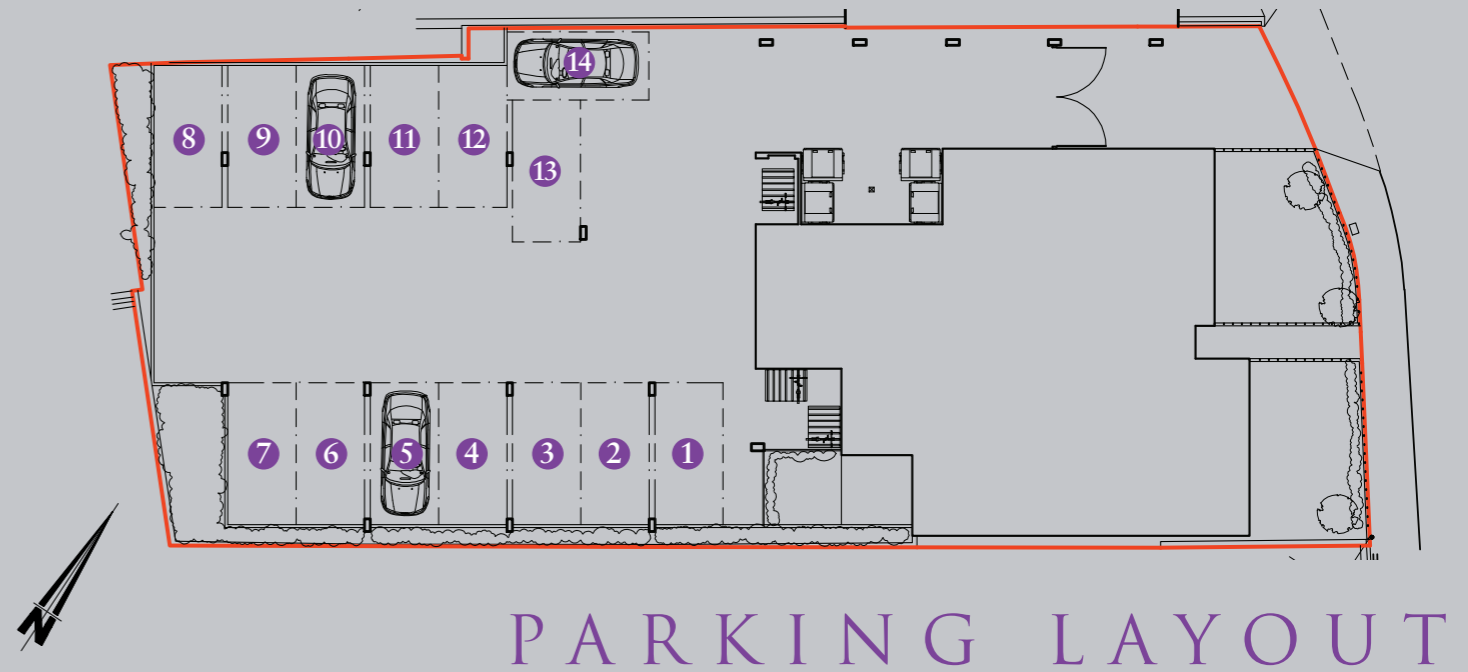
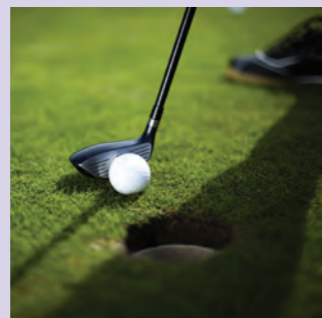


Nestled neatly between the lively towns of Crawley, Tunbridge Wells and Reigate, East Grinstead forms a great stepping-stone to a whole host of amenities and transport links.

East Grinstead itself caters for all of your retail, dining and entertainment needs with a fantastic selection of high street shops, trendy bars and elegant restaurants and if you are an avid movie fan then the Scotts Cinema in the heart of East Grinstead is the perfect way to catch up on the latest films. Meanwhile, the neighbouring towns of Crawley, Tunbridge Wells and Reigate offer a more comprehensive retail scene including high street brands, supermarkets, cafés and restaurants.

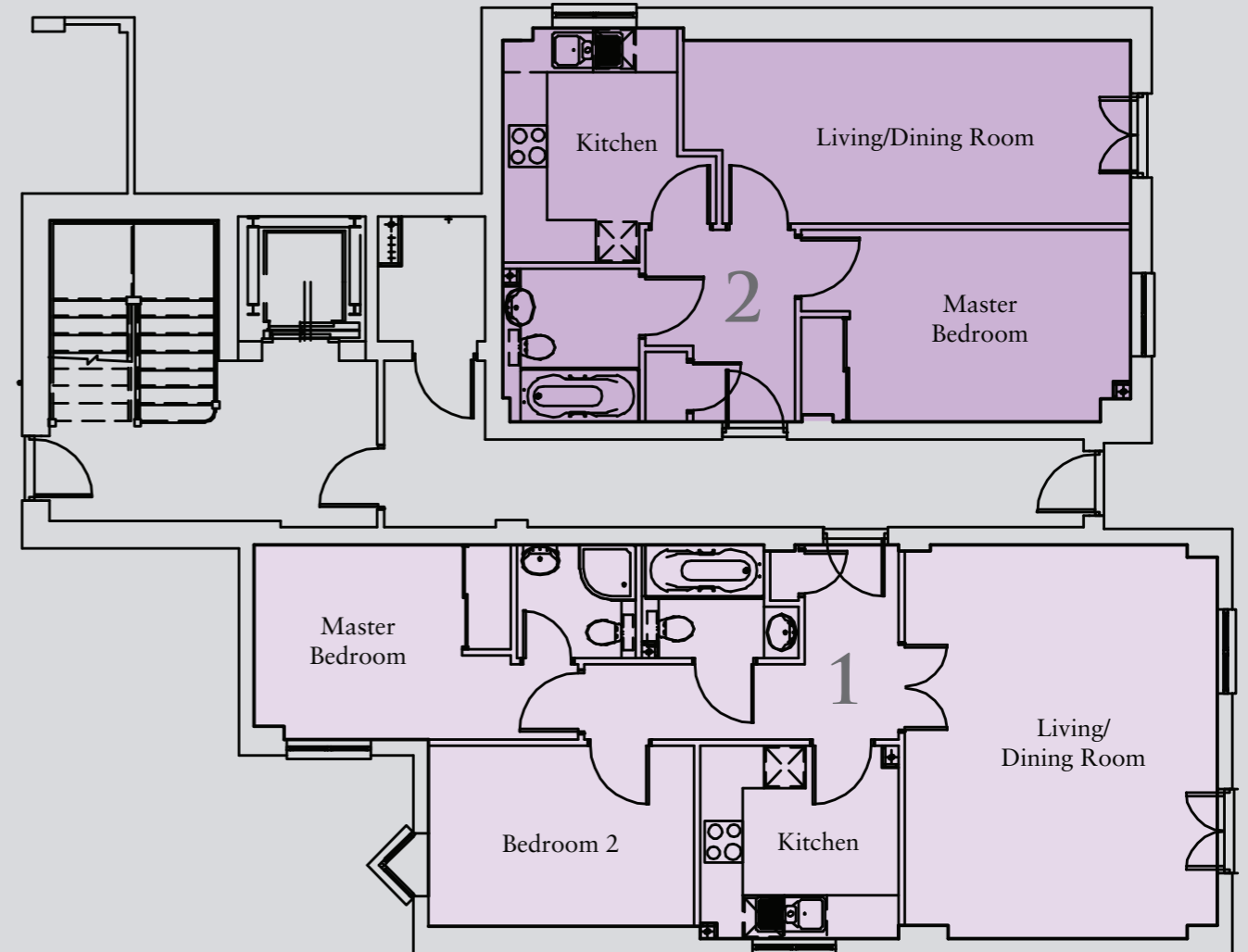
East Grinstead is also a firm favourite for families, being in the catchment area for a number of good schools for children of all ages.

With great commuter links, East Grinstead's mainline station is just 10 minutes walk from Regal House and offers regular services into London Victoria in just 1 hour. For the road network, the M23 for Brighton and London is just 6 miles away, which links in with the M25 for access to the entirety of the South East. Meanwhile, for foreign travel, Gatwick airport is just 9 miles away offering a gateway to international travel practically on the doorstep.



Apartment 1 - Two bedroom apartment - 71sq.m.			Apartment 2 - One bedroom apartment - 51sq.m.		
Living Room	18'6 x 14'7	5.65m x 4.47m	Living Room	21'0 x 9'2	6.41m x 2.8m
Kitchen	9'0 x 10'0	2.76m x 3.05m	Kitchen	8'4 x 10'9	2.5m x 3.3m
Master Bedroom*	9'2 x 11'9	2.8m x 3.6m	Master Bedroom	15'6 x 9'0	4.73m x 2.76m
Bedroom 2	12'8 x 9'0	3.89m x 2.76m			

*plus door recess and en-suite shower room



GROUND FLOOR

FIRST FLOOR

■ **Apartment 3 - Two bedroom apartment - 71^{sq.m.}**

Living Room/Kitchen	26'8 x 12'1	8.17m x 3.74m
Master Bedroom	12'3 x 11'9	3.75m x 3.6m
Bedroom 2	13'9 x 8'5	4.21m x 2.58m

□ **Apartment 4 - One bedroom apartment - 51^{sq.m.}**

Living Room/Kitchen	29'4 x 9'2	9.0m x 2.8m
Master Bedroom	15'0 x 9'0	4.63m x 2.76m

■ **Apartment 5 - Two bedroom apartment - 71^{sq.m.}**

Living Room	18'6 x 14'7	5.65m x 4.47m
Kitchen	9'3 x 9'0	2.85m x 2.76m
Master Bedroom*	9'2 x 11'9	2.8m x 3.6m
Bedroom 2	12'4 x 9'0	3.8m x 2.76m

*plus door recess and en-suite shower room

□ **Apartment 6 - Two bedroom apartment - 75^{sq.m.}**

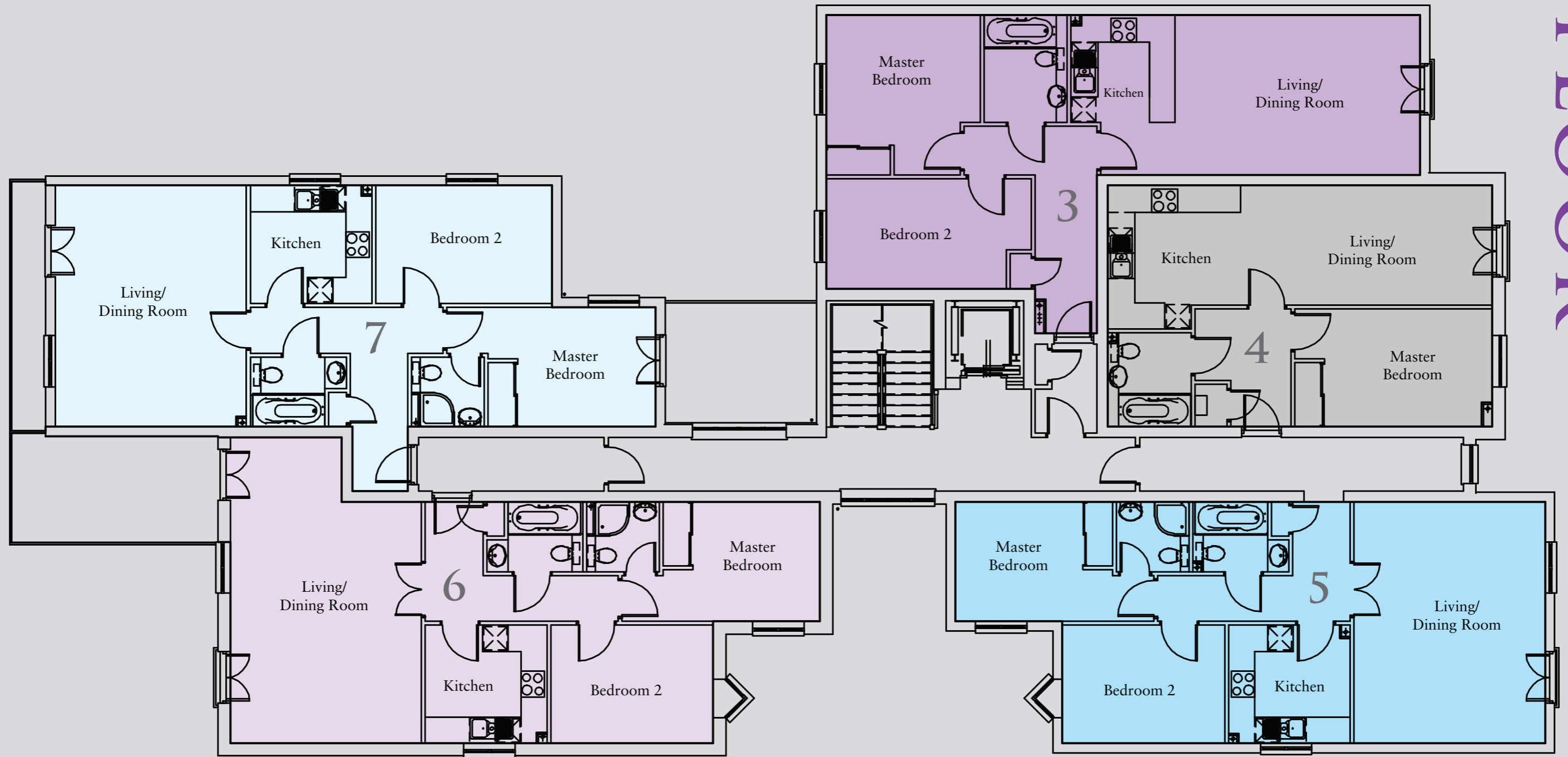
Living Room	24'5 ^{max} x 14'7	7.48 ^{mmax} x 4.47m
Kitchen	9'3 x 9'0	2.85m x 2.76m
Master Bedroom*	11'6 x 9'2	3.55m x 2.8m
Bedroom 2	12'4 x 9'0	3.8m x 2.76m

*plus door recess and en-suite shower room

□ **Apartment 7 - Two bedroom apartment - 73^{sq.m.}**

Living Room	18'6 x 14'7	5.65m x 4.47m
Kitchen	9'3 x 9'0	2.85m x 2.76m
Master Bedroom*	13'4 x 9'2	4.10m x 2.8m
Bedroom 2	13'4 x 9'0	4.12m x 2.76m

*plus door recess and en-suite shower room



SECOND FLOOR

■ **Apartment 8 - Two bedroom apartment - 71^{sq.m.}**
 Living Room/Kitchen 26'8 x 12'2 8.17m x 3.74m
 Master Bedroom 12'3 x 11'9 3.75m x 3.6m
 Bedroom 2 13'4 x 8'4 4.21m x 2.57m

□ **Apartment 9 - One bedroom apartment - 51^{sq.m.}**
 Living Room/Kitchen 29'4 x 9'0 9'0m x 2.8m
 Master Bedroom 15'0 x 9'0 4.62m x 2.76m

■ **Apartment 10 - Two bedroom apartment - 71^{sq.m.}**
 Living Room 14'7 x 18'6 4.47m x 5.65m
 Kitchen 9'3 x 9'0 2.85m x 2.76m
 Master Bedroom* 11'9 x 9'2 3.6m x 2.8m
 Bedroom 2 12'4 x 9'0 3.8m x 2.76m

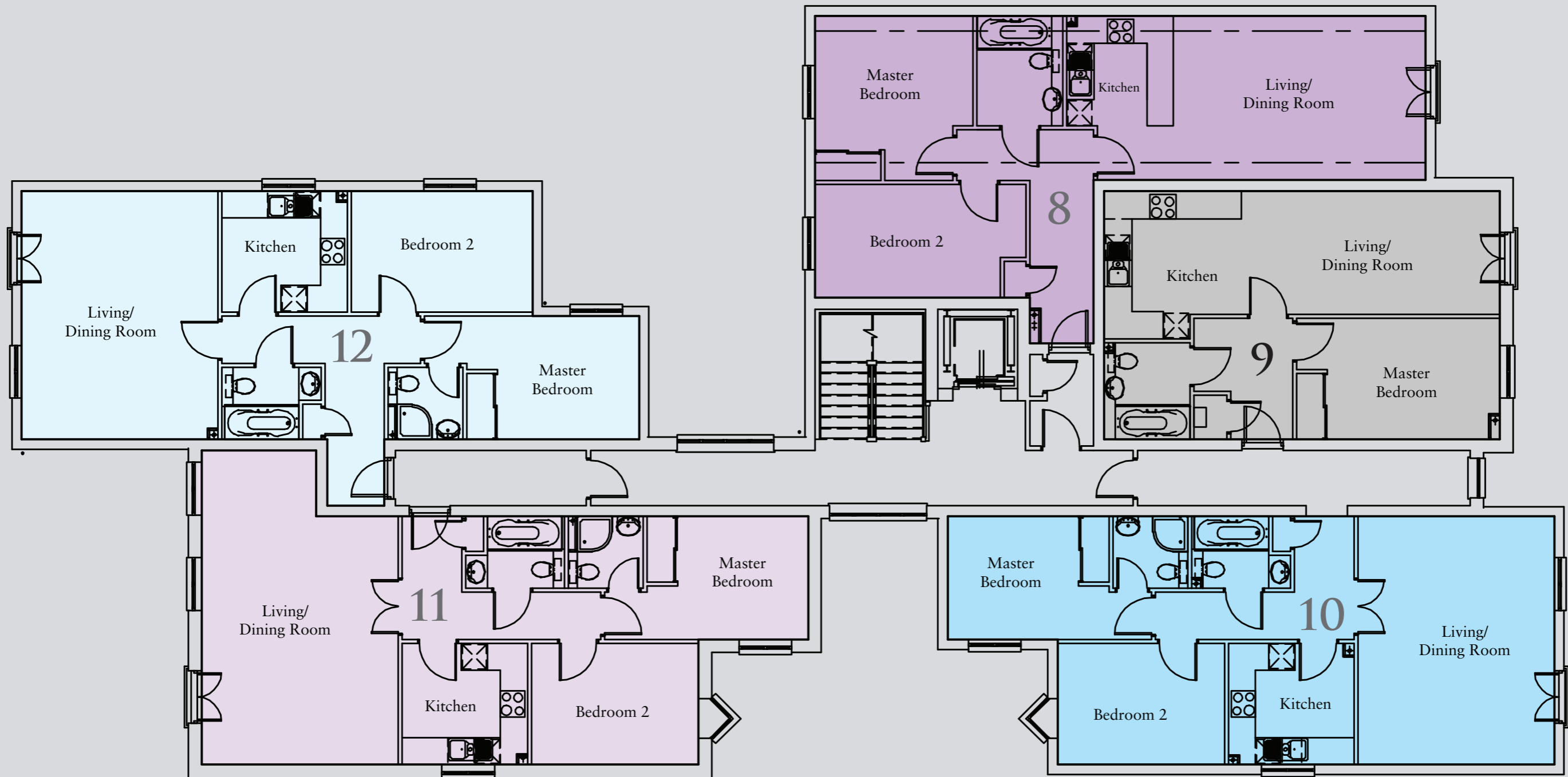
**plus door recess and en-suite shower room*

□ **Apartment 11 - Two bedroom apartment - 75^{sq.m.}**
 Living Room 24'5 x 14'7 7.48m x 4.47m
 Kitchen 9'3 x 9'0 2.85m x 2.76m
 Master Bedroom* 11'9 x 9'2 3.55m x 2.8m
 Bedroom 2 12'4 x 9'0 3.8m x 2.76m

**plus door recess and en-suite shower room*

□ **Apartment 12 - Two bedroom apartment - 73^{sq.m.}**
 Living Room 18'6 x 14'7 5.65m x 4.47m
 Kitchen 9'3 x 9'0 2.85m x 2.76m
 Master Bedroom* 13'4 x 9'2 4.1m x 2.8m
 Bedroom 2 13'4 x 9'0 4.12m x 2.76m

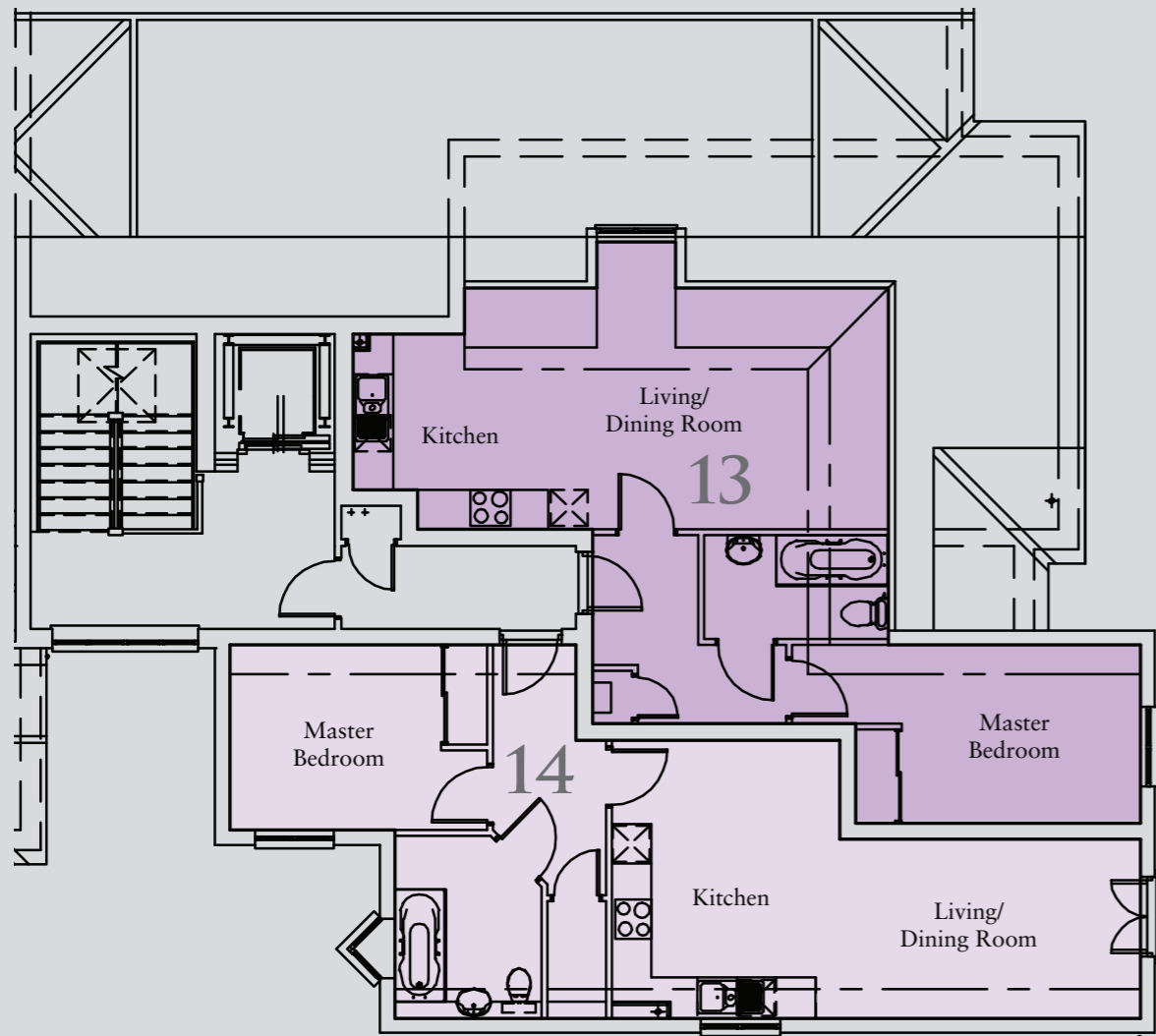
**plus door recess and en-suite shower room*



THIRD FLOOR

■ Apartment 13 - One bedroom apartment - 52^{sq.m.}
 Living Room/Kitchen 24'8 x 11'10_{max} 7.55m x 3.65m_{max}
 Master Bedroom* 14'0 x 8'9 4.31m x 2.69m
*plus door recess

□ Apartment 14 - One bedroom apartment - 52^{sq.m.}
 Living Room 14'10 x 9'0 4.56m x 2.70m
 Kitchen/Diner 13'4 x 11'0 4.1m x 3.35m
 Master Bedroom 12'9 x 9'0 3.9m x 2.75m



COMPANY PROFILE

Sevenoaks-based Regalpoint was formed in 2000 to take advantage of development opportunities throughout Kent, Sussex, Surrey and the southern London Boroughs.

The company specialises in new build, conversion and the refurbishment of houses and apartments. Since inception, Regalpoint has completed numerous developments from 1 bedroom apartments to 7 bedroom houses.

The company is run by a small dedicated management team with most professional services outsourced. A sympathetic approach to the environment, design and construction quality is at the core of the company's philosophy and has resulted in a number of awards.



A STYLISH SPECIFICATION

KITCHENS

- A choice of individually-designed contemporary Paula Rosa | Manhattan kitchens with co-ordinating worktops and upstands*
- Appliances include built in electric oven and hob, cooker hood, integrated fridge/freezer, washer/dryer and dishwasher (2 bed flats only)
- Stainless steel 1½ bowl sink with chrome mixer tap
- Ceramic tiled floor



BATHROOM/ENSUITE

- Stylish Villeroy & Boch sanitaryware
- Chrome fittings including taps and shower
- Heated chrome towel rail
- Generous choice of ceramic tiles to selected wall areas and floor*

INTERNAL DECORATIONS AND FEATURES

- Flush oak veneered doors with sleek chrome furniture
- Fitted wardrobe with sliding doors to master bedroom
- Internal walls painted in gardenia
- Smooth ceilings painted white
- White architraves to all internal doorways and skirting throughout



HEATING AND ELECTRICAL SERVICES

- Gas-fired central heating by radiators with thermostatic valves (except plots 4 & 9 which have electric boilers)
- Chrome light switches and sockets
- Energy efficient lighting throughout with downlighters to kitchen and bathrooms
- Smoke alarms
- Electronic door entry system to main entrance
- Wiring for security alarm for ground floor apartments
- TV & BT points to selected rooms



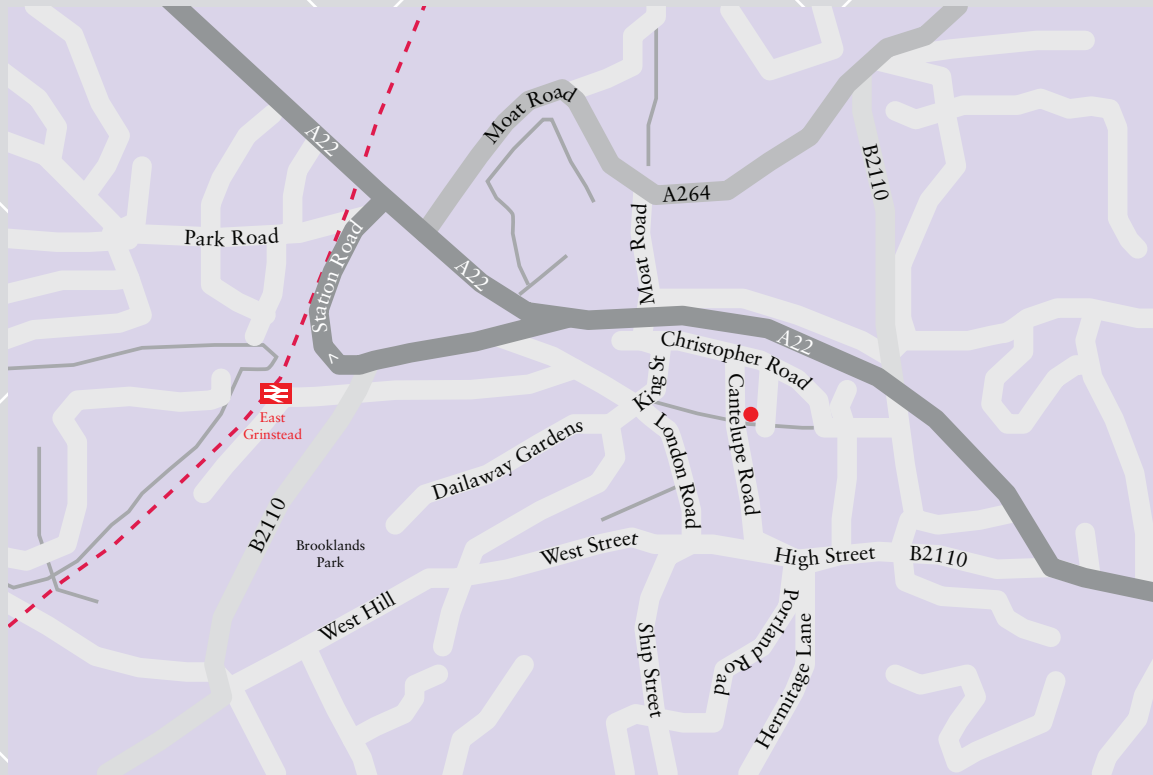
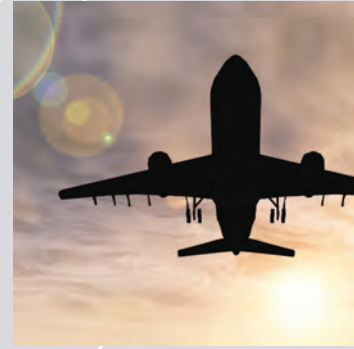
EXTERNAL AND INTERNAL COMMUNAL AREAS

- Secure undercroft parking with one space per apartment
- Electronic entrance gates to car park
- Solar heat panels to roof providing electricity for communal areas
- Contemporary styled passenger lift to all floors
- Elegant hallway and landing with carpeted floors
- Staircase with polished wood handrail
- Communal satellite and TV aerial
- 10 year BLP Guarantee



*subject to build stage





**SAT NAV
REFERENCE
RH19 3BJ**

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**For all enquiries call 01732 450184
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