



Felcourt, West Sussex

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This charming apartment forms part of an original manor house with a beautiful communal entrance and stairs up to the only apartment on the second floor. The sitting room and master bedroom enjoy views over approximately 3 acres of gardens with communal use. There are still original features within the apartment including a stunning leaded light skylight in the reception hall.

KEY PROPERTY FACTS

- **2 Bedrooms**
- **Sitting room with views to the south**
- **Fitted kitchen**
- **Dining area**
- **Bathroom & separate WC**
- **Council tax band D?**
- **Living Space 1092 sq ft**
- **EPC rating E**

LOCATION

The property is situated to the south of the large historic village of Lingfield. There are shops for every day requirements, village pubs and the church of St. Peter & St. Paul. For the commuter, there is a rail service from Lingfield to Victoria and London Bridge. The major town of East Grinstead is situated to the south and provides comprehensive shopping, commercial and entertainment facilities. The national motorway network can be accessed at junction 9 of the M23 motorway and for international travel Gatwick Airport is approximately 13 miles in distant.

DESCRIPTION

You enter this delightful residence through two impressive doors opening on to a large reception hall with a sweeping staircase up to the front door of the apartment.

You enter in to an impressive reception hall with an original leaded light Victorian sky light and a raised stage. The sky light is protected by an external glass roof. There is an airing cupboard housing a hot water tank and additional storage.

The living room is bright and spacious with a bay fronted window with views over the garden and beyond. There is a Victorian fireplace and a separate dining area.

The kitchen is fitted with wall and base units and contrasting work tops. There is an electric oven and 4 ring hob, double sink and space for white goods.

The master bedroom has a feature Victorian style sink and part exposed brick wall. The front bay has fitted blinds and views over the gardens.

The second bedroom has a tiled fireplace and access to the loft.

The bathroom has a corner bath with a wall mounted shower and vanity unit. There is a separate WC.

OUTSIDE

The gardens are a real delight with approximately 3 acres of grounds with Wellingtonia trees and a fish pond. Gravel paths and drives give you access to all areas with designated parking areas for several cars. There is also driveway access to a single garage. The garage is en bloc, situated at the rear of the property.

BEST BITS.....

- **Private Residence**
- **Bright and spacious living**
- **No shared walls**
- **lovely gardens**



1.5
Mile
LINGFIELD



1.5
Miles
DORMANS

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DORKING

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TUNBRIDGE WELLS

01892 280110

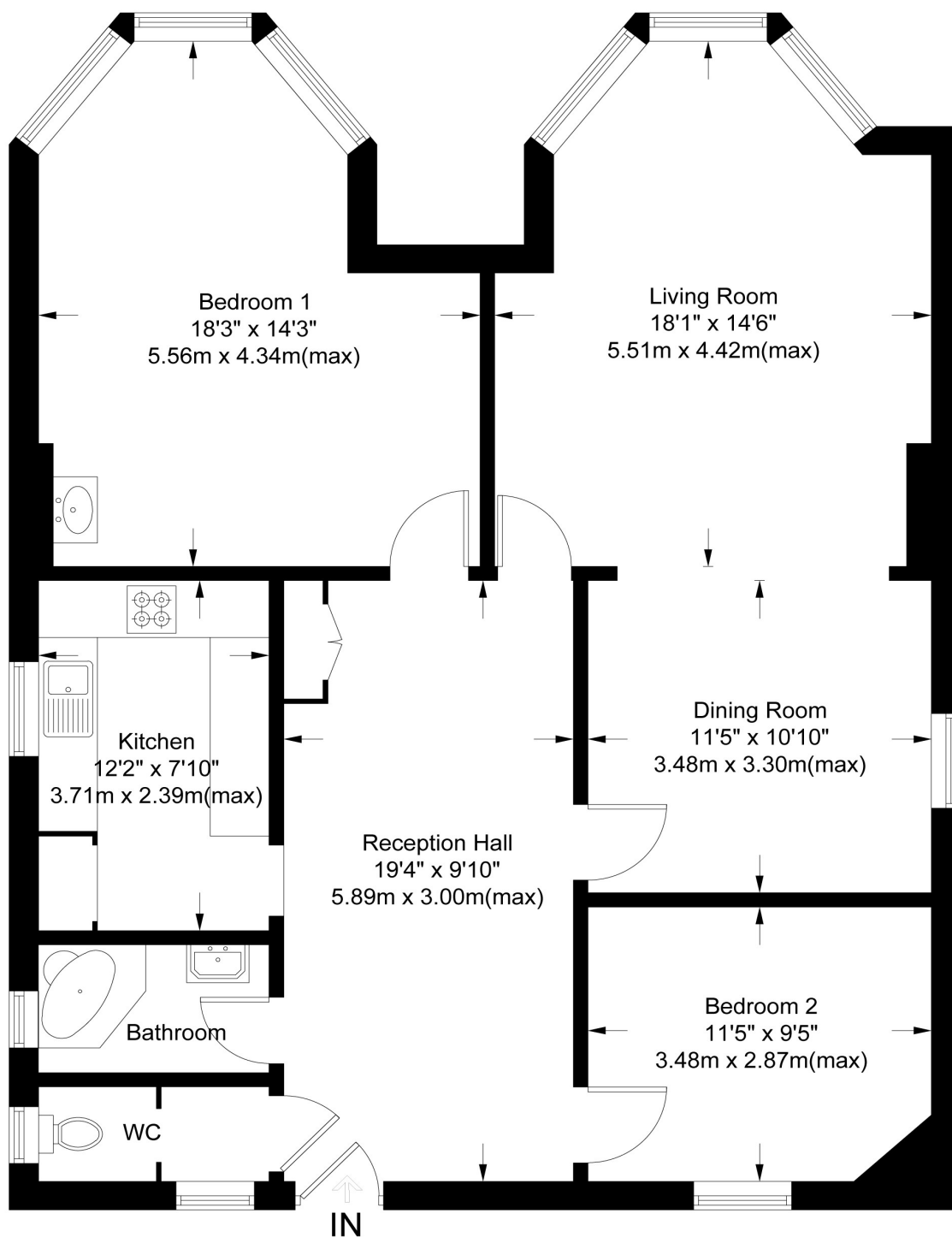
LONDON

020 3096 7217



The Grange

Approximate Gross Internal Area = 1092 sq ft / 101.5 sq m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID339989)

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Robert Leech 

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