LOCATION
From our offices in the centre of East Grinstead, continue along the High Street and at the mini roundabout take the third on the left into College Lane. Continue on and then take the third on the left into Cranston Road. At the ‘T’ junction turn left and Meridian Village will be found on the junction of Moat Road and St Johns Road. To enter the development go on a little further and take the next right into St Agnes Road and then first right and follow this road into Meridian Village. Situated in a most convenient location near to the historic Old Convent, the new Meridian Village development of 3 and 4 bedroom luxury homes by renown builders Fairview Homes, is ideally located for commuters and families alike as it is within a short walk of the station, town centre and the wide range of amenities that East Grinstead has to offer. Meridian Village in East Grinstead is the perfect location for everyday family life as shops, schools, services and transport links are all on your doorstep. Parents will appreciate the wide choice of schools, with lots of primary schools and Imberhorne and Sackville secondary schools nearby. There’s always plenty going on in East Grinstead, at the 3-screen cinema and the Chequer Mead Arts Centre. For evenings out, the town has restaurants, pubs and clubs to suit all tastes. East Grinstead is exceptionally well served by transport links, making it a popular commuter town. The station is less than a mile away, offering regular direct services to London Victoria in less than an hour. By road, the A22 links to the M23 Motorway (J10), putting Central London around an hour’s drive away. Brighton and the South Coast are 30 miles away, while Gatwick Airport is just less than 10 miles away - about a 20 minute drive.

DESCRIPTION
Plot 71 Meridian Village, the Hubble, is a spacious 1,038 sq ft (96 sq m) and luxuriously appointed 3 bedroom house benefitting from two allocated parking spaces as well as visitor spaces. Stamp Duty Paid. Built to a high specification, this stunning brand new home gives you the luxury of living amongst history, nature and the convenience of a well-connected commute. The Hubble features an open plan kitchen/dining area, including granite worktops, 5-burner gas hob, integrated washer/dryer, dishwasher and fridge freezer. Two of the three bedrooms are doubles, with the master bedroom on the first floor enjoying an en-suite bathroom. Additionally, families can enjoy the large space of the ground floor living room for relaxing or entertaining. The specification offers: Kitchen Fully fitted kitchens with Alabaster units featuring soft close doors and drawers. Black granite worktop with 100mm up stand. Stainless steel under-mounted 1 1/2 bowl sink with single lever monobloc mixer tap. Waste bin divided for recycling. Zanussi built-in electric oven with 5-burner gas hob, stainless steel cooker hood and splashback. Fully integrated washer dryer. Fully integrated A+ rated fridge freezer. Fully integrated dishwasher. Ceramic floor tiles in Reflections Black Satin finish. Ceilings in White fast matt emulsion. Chrome heated towel rail. LED chrome downlighters.

GROUND FLOOR
ENTRANCE HALL
CLOAKROOM
LIVING ROOM
KITCHEN AREA
DINING AREA
FIRST FLOOR
LANDING
BEDROOM 1
EN-SUITE SHOWER ROOM
BEDROOM 2
BEDROOM 3
BATHROOM
OUTSIDE
REAR GARDEN
TWO ALLOCATED PARKING SPACES

DIRECTIONS
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Meridian Village, East Grinstead, West Sussex

£420,500

**DIMENSIONS**

Living Room
5.20m x 3.40m (17'1" x 11'2")

Kitchen Area
3.13m x 1.85m (10'3" x 6'1")

Dining Area
3.20m x 2.87m (10'6" x 9'5")

Bedroom 1
3.53m x 3.41m (11'7" x 11'2")

Bedroom 2
3.49m x 2.91m (11'6" x 9'7")

Bedroom 3
3.22m x 3.07m (10'7" x 10'1")
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Hitwise Nov 2011.
**Calls may be recorded and/or monitored for training and/or security purposes.