



Harvest Hill

East Grinstead, West Sussex. RH19



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A stunning, modern, 5 bedroom family house set along a sought-after residential road close to the centre of town, with a lovely garden and delightful, far reaching views.

- Hall
- Living room
- Family room
- Kitchen/breakfast room
- Utility
- Cloakroom

- Principal bedroom with en suite dressing room, bathroom and roof terrace with views
- 4 Further bedrooms
- “Jack and Jill” en suite shower room
- Family bathroom

- Parking and front garden
- Garden with terracing, lawn and mature shrubs
- Attached garden store



Property

This beautifully presented family house has been fitted to a high specification in a contemporary style and enjoys a wonderful open vista from its elevated position.

Oak double doors open into a spacious galleried hallway, which runs through to the back of the house where there is a large plate glass window. Double doors open from the hall into a large living room, which has a double sided, contemporary gas log-effect fireplace and bi-fold doors out to the terrace. Across the hall double doors open into a very well fitted kitchen/breakfast room with high-gloss units, including a peninsular unit/breakfast bar and integrated appliances including double electric oven, grill, microwave, gas hob and dishwasher. A large plate glass window at the end of the kitchen opens up the view and bi-fold doors in each of the side walls open onto sandstone terraces. Next to the kitchen is a well-appointed cloakroom and a family room, which has sliding patio doors onto a terrace and an adjoining utility/boiler cupboard.

From the hall stairs lead up to a lovely bright landing, off which are 4 good-size bedrooms, 2 of which share a beautifully appointed "Jack and Jill" shower room and there is also a very elegant family bathroom, both of which are tiled in travertine.

The principal bedroom suite is on the second floor and has wonderful views from its roof terrace, which has a glass balustrade. A walk-through dressing room leads to a spectacular bathroom with contemporary double ended bath and ceiling mounted shower

Outside

At the front of the house is a brick paved drive bordered by mature hedging, shrubs and lawn, provides parking for several cars. The main garden lies to the rear and is south westerly facing, and has sandstone terraces with inset uplighters and steps down onto an expanse of lawn with trees and bordered by hedging and shrubs. On the side of the house is a store room.

Local Authorities and Services

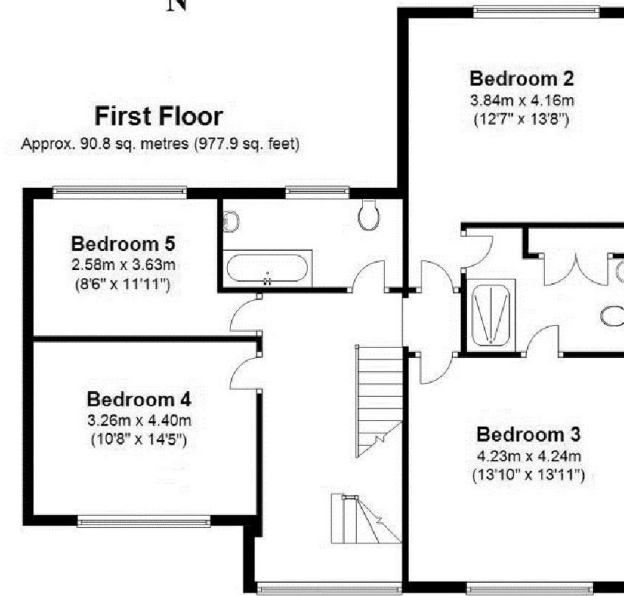
Mid Sussex DC 01444 458166. West Sussex CC 02143 777100. Council Tax band E. All mains services connected. Gas fired central heating.



Total area: approx. 237.5 sq. metres (2556.4 sq. feet)

Floor plan by Access Home Report Services (01737 761606) and should not be reproduced without permission. Although produced in good faith, plans are not scale drawings and are intended as a guide to the layout of the property. Where sizes are quoted they include everything shown e.g. Garages etc even where they are not habitable rooms. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Directions

From the centre of town head south along Ship Street. After about 400m turn right onto Musgrave Avenue and then turn right into Harvest Hill. The drive to the property is the 3rd on the left.

Local Amenities & Communications

The property is well located, accessible to the centre of the town for the shops, restaurants, railway station and schools. Further shopping and recreational facilities may be found in Tunbridge Wells and Crawley. Nearby Ashdown Forest is the largest free public access space in the South East. East Grinstead has a leisure centre, tennis club, rugby club, hockey, cricket and netball club. There are golf courses at Chartham Park, Lingfield Park and Royal Ashdown. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood reservoir.

The railway station at East Grinstead provides services to London Bridge/Victoria in about 55 minutes. The A22 connects to the M25, London, Brighton and the A264, which in turn gives good access to the M23/A23. Gatwick airport is about 11 miles.



CONTACT

Humberts

59 High Street, East Grinstead, West Sussex. RH19 3DD
humberts.com eastgrinstead@humberts.com

01342 326326

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