

DEVELOPMENT  
OR RENOVATION  
OPPORTUNITY



Lewes Road

East Grinstead, West Sussex. RH19





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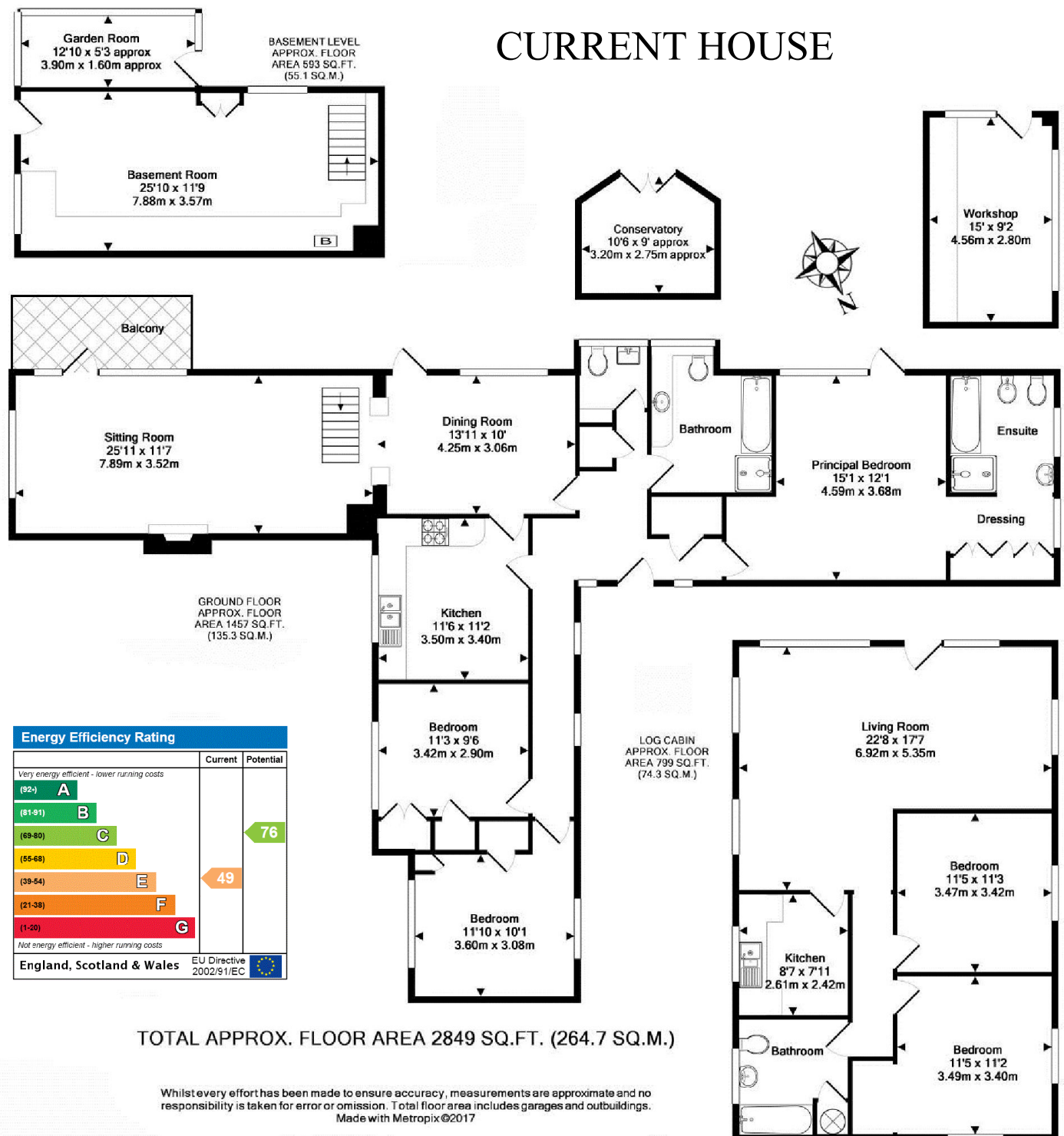
A fantastic opportunity to either renovate and extend the existing bungalow or build a contemporary house in this stunning, tucked away setting on the edge of East Grinstead, which has fabulous Grade II\* Listed gardens with sweeping lawns and 3 large ponds.

The development has detailed planning consent to build a house of 487 sq. m. (5240 sq. ft.) comprising:

- Entrance lobby
- Open plan kitchen/living/dining room
- Sitting room
- Library
- Utility and laundry rooms
- 2 Cloakrooms
- Principal suite comprising bedroom, bathroom and dressing room
- 4 Further bedroom suites
- Integral double garage
- 2 Bedroom log cabin
- Detached double garage
- Beautiful gardens with terracing, lawn, 3 ponds, rockery, stream and specimen trees

About 5½ acres

## CURRENT HOUSE





## Planning

Detailed Planning (Application No. DM/17/2547) was granted by Mid Sussex District Council on 20/09/2017. The red line on the plan is for guidance purpose only and is not suitable for any legal documents.

The application is for a new substantial house in place of the existing house and carport although a purchaser could choose to just renovate the existing property if preferred. The owners' planning agents, Cowan Architects, have the full planning information as well as it being found on the council portal.

Located well away from the road, down a long drive, the gardens are a particular feature as they form part of the pleasure grounds of Brockhurst, which were laid out by Frederick J Hanbury between 1908-1935 and are listed grade II\*. The current house sits on a ridge with the land falling away to the south and west, where there are a series of 3 ponds. On the western side is a stream with a former trout run. There is a rockery, lawns, orchard, banks of rhododendron and a number of specimen trees. Within the garden is a 2 bedroom log cabin.

## Directions

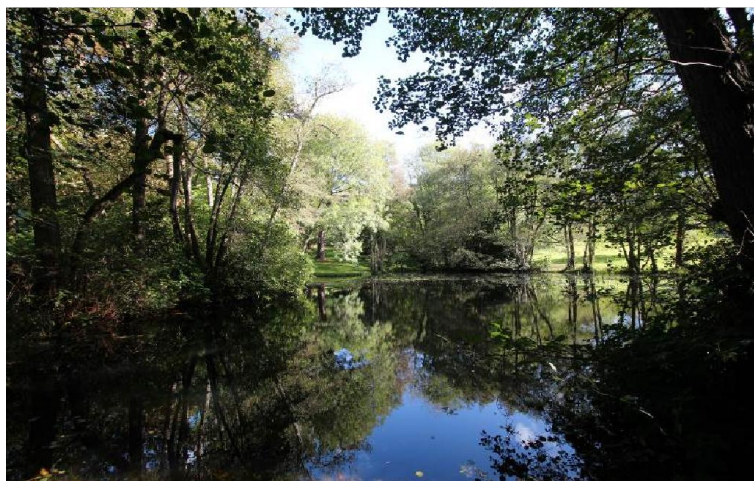
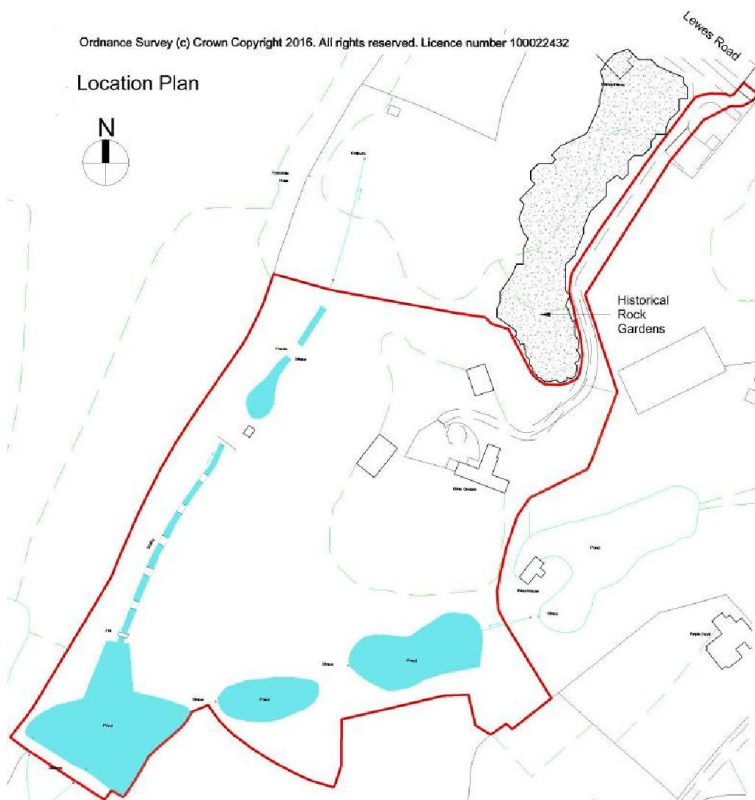
From our office on East Grinstead High Street take the A22 towards Forest Row and after about ½ mile from the Beeching Way roundabout the entrance to the property will be found on the right. Take the left fork of the drive and go down the bottom, where the current house sits.

## Local Amenities and Communications

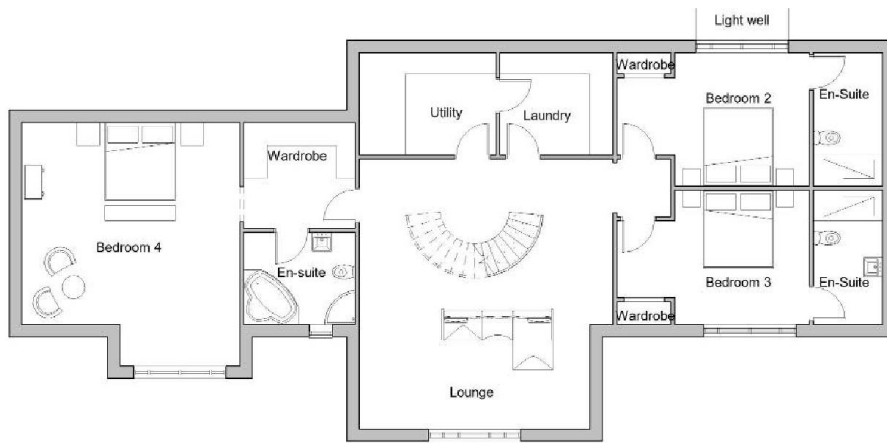
East Grinstead has much to offer, with a wide range of stores and supermarkets. The nearby village of Forest Row also has much to offer with towns of Crawley and Tunbridge Wells also within easy reach. There are excellent State and Private schools close by. East Grinstead has a number of clubs including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown and Holtye. Ashdown Forest and Lingfield Racecourse are also nearby. There is a railway station at East Grinstead, providing services to London Bridge/Victoria. The A22 also connects directly to the M25. The M23 is about 7 miles providing good access to London, Brighton and Gatwick.

## Local Authorities & Services

Mains water and electricity. Private drainage. Gas fired central heating. Council tax band G. Mid Sussex DC 01444 458166. West Sussex CC 01243 777100.





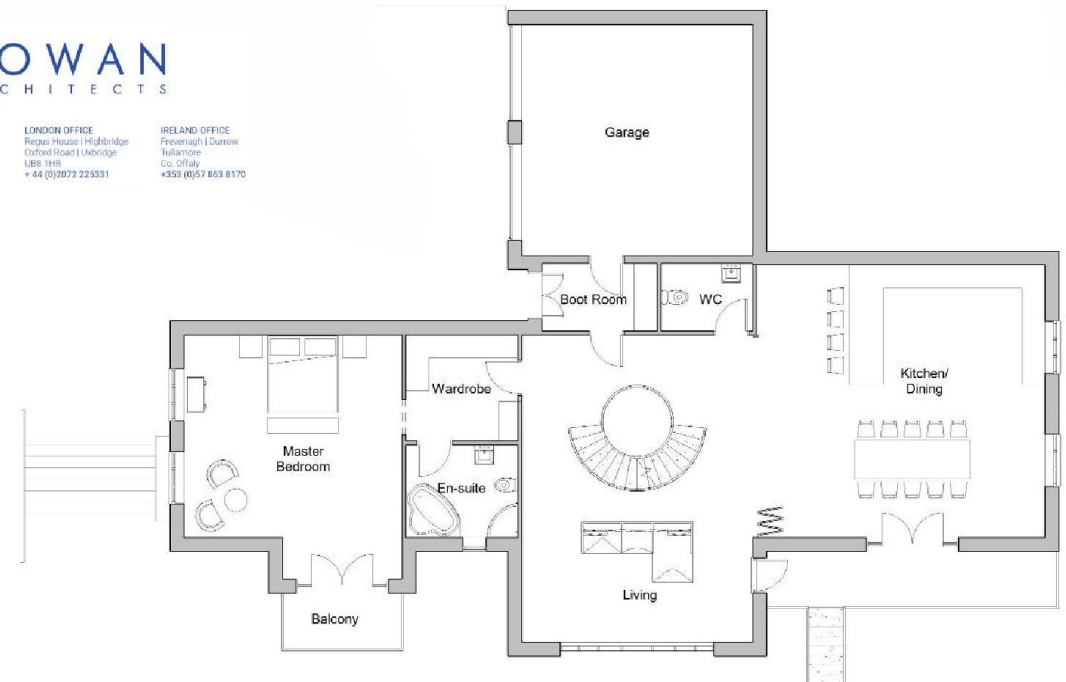
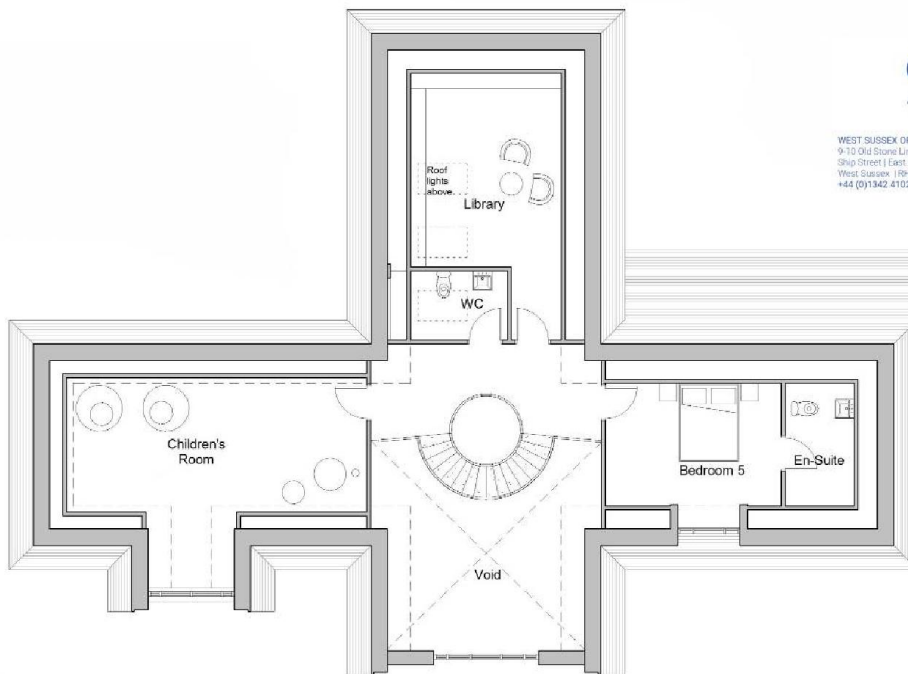


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