



Turners Hill Road, East Grinstead, West Sussex, RH19 4LX

£875,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Detached character family home
- Four bedrooms
- Two reception rooms and study
- Refitted kitchen
- Downstairs cloakroom

- Updated and improved throughout
- Stunning gardens extending to 0.5 acres
- Modern home office
- Driveway parking
- Double garage



in more detail...

A beautifully presented and well proportioned, detached family home which has been upgraded and improved by the current owners in recent years to a high level.

Benefiting from superb gardens of approximately half an acre and is ideally situated for access to the town centre and train station, this wonderful family home dates back to circa 1920 and offers spacious and attractive living accommodation throughout totalling 1888sq ft.

The living space briefly comprises; entrance hall with cupboard storage; downstairs cloakroom; refitted kitchen with granite worksurfaces and range style cooker; dual aspect living room with open fireplace and French doors to the garden; dining room with French doors to the front and a dual aspect study with door to the side completes the ground floor.

On the first floor there is a well proportioned master bedroom with fitted wardrobes and twin windows; double guest bedroom; two further bedrooms and a family bathroom concludes the accommodation. Externally the property is approached via double gated access leading to substantial, block paved driveway parking with double garage, an area of lawn and an enclosed storage area.

Gate side access is provided to the side courtyard and leading to the immaculately tended, South Easterly aspect rear garden which is a real feature of the property, benefitting from a large expanse of lawn, several patio areas, an array of feature planting, beds, borders and shrubbery.

Further to this is a modern, detached home office with power, heating, telephone and internet which would also make an ideal gym area.



outside and the location...

The popular market town of East Grinstead is located approximately half way between London and the South Coast, boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a vast selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria/London Bridge in approx 1 hr). Ideally situated for access to the M25/M23 motorway and Gatwick Airport.

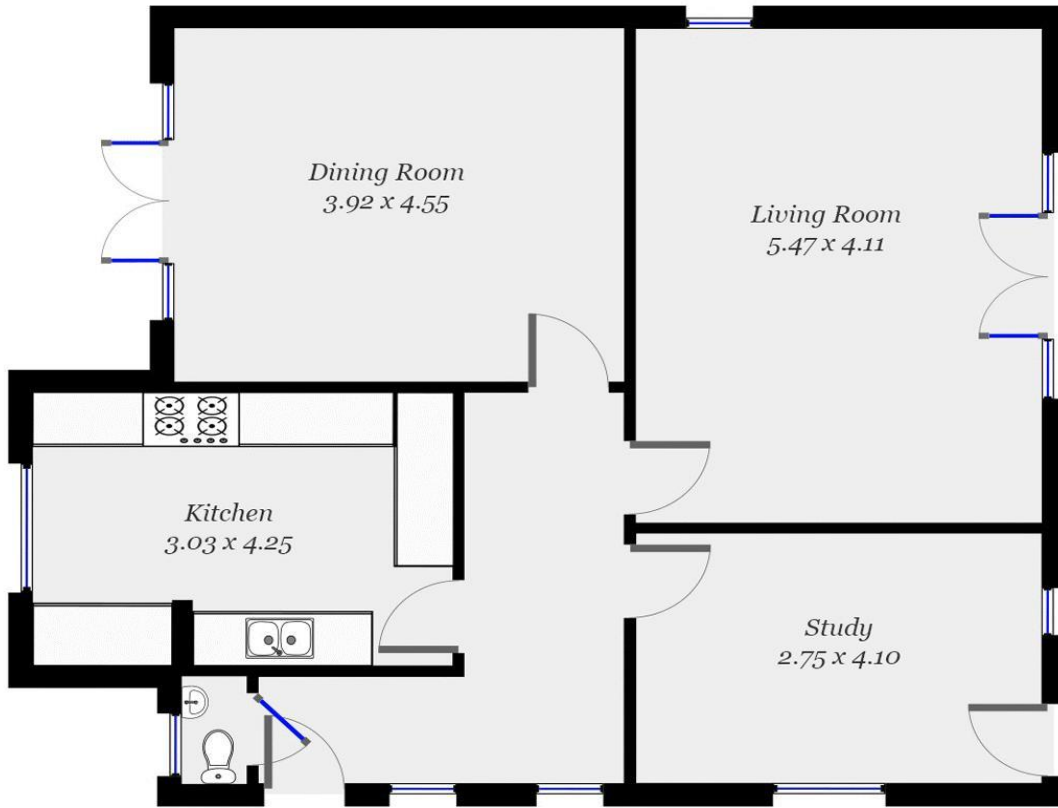
DIRECTIONS

From our office turn right onto London Road and then right at the first roundabout before heading straight over the next onto West Street. Continue along West Street which then becomes West Hill and continue straight over the next roundabout onto Turners Hill Road where the property can be found on the left hand side.

Please check google maps for exact distances and travel times (property postcode: RH19 4LX)

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

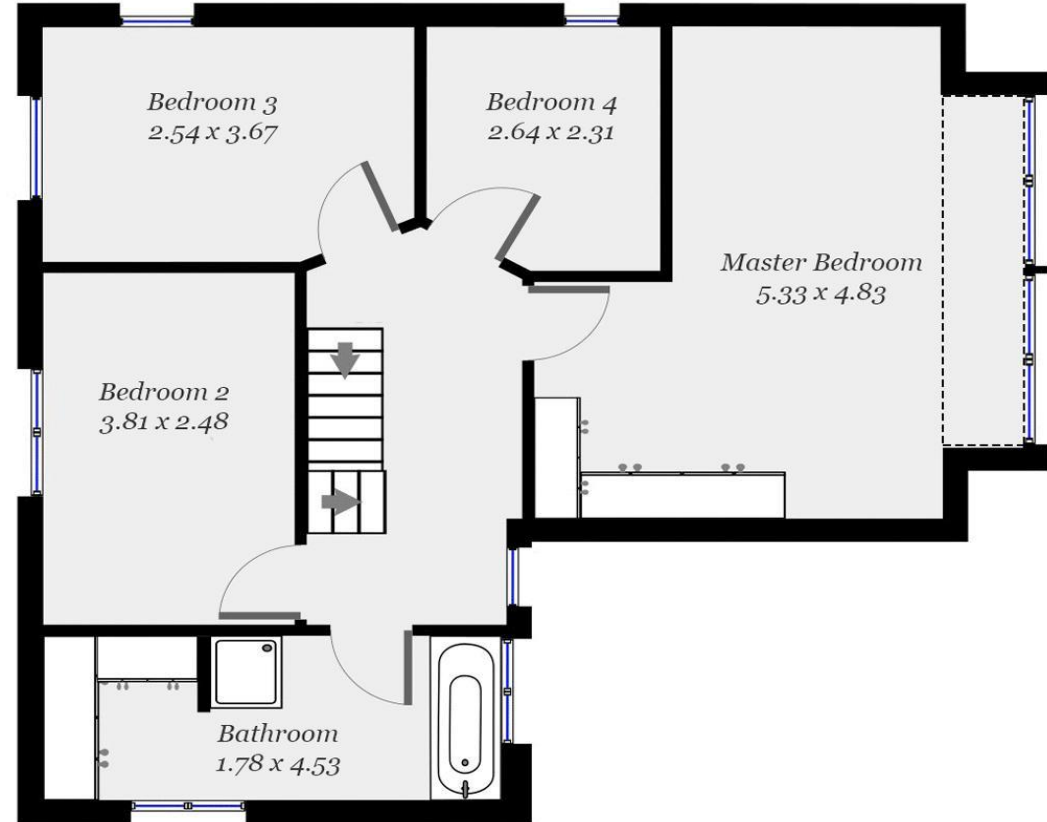
GROUND FLOOR - 87.18 Sq. M (938 Sq. Ft)



APPROXIMATE INTERNAL AREA - 175.5 Sq. M (1,888 Sq. Ft)

**Garage Dimensions- 5.13 m x 5.98 m*

FIRST FLOOR - 73.48 Sq. M (790 Sq. Ft)



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