



THE OLD CONVENT
East Grinstead, West-Sussex



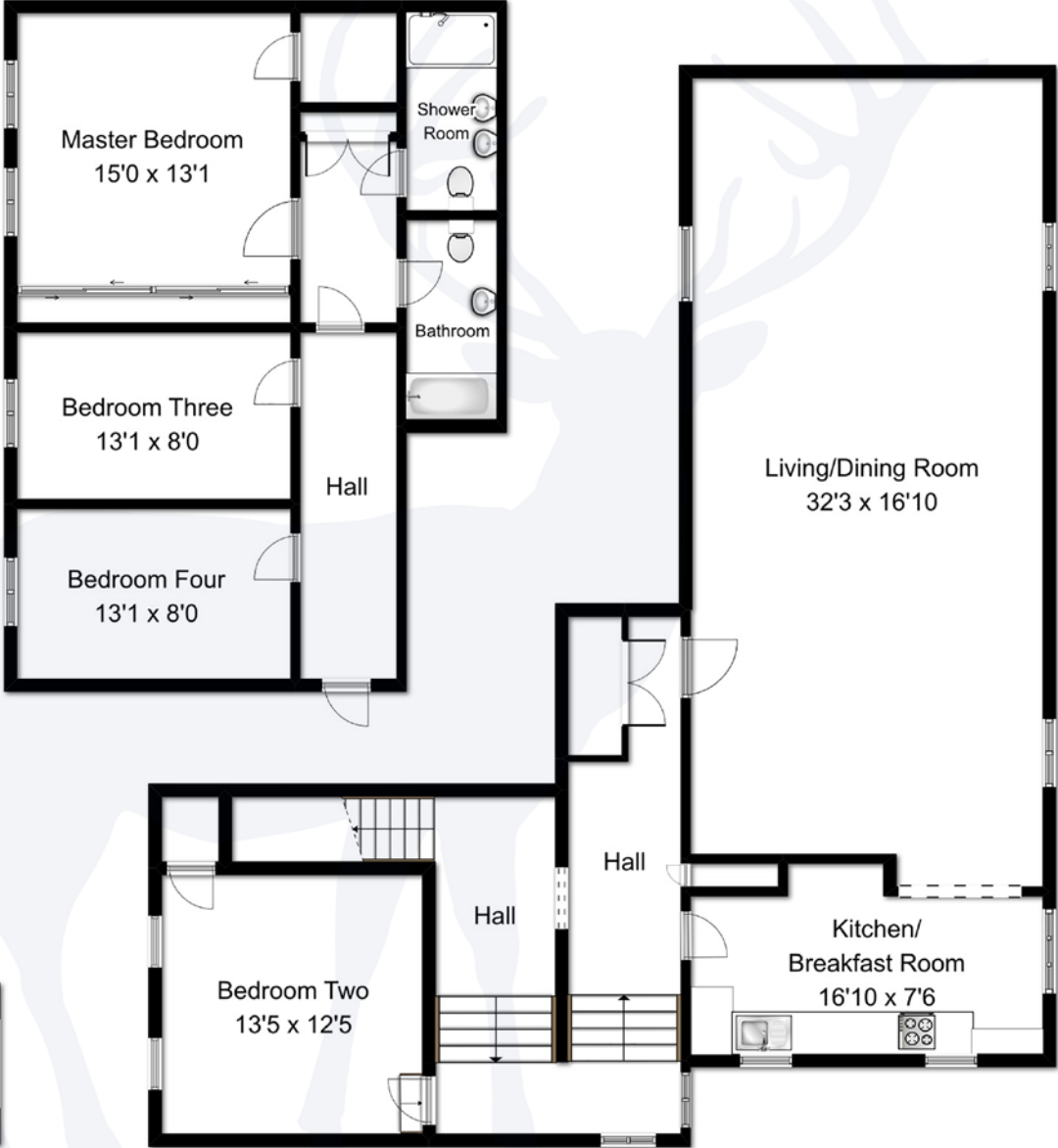
COLE'S
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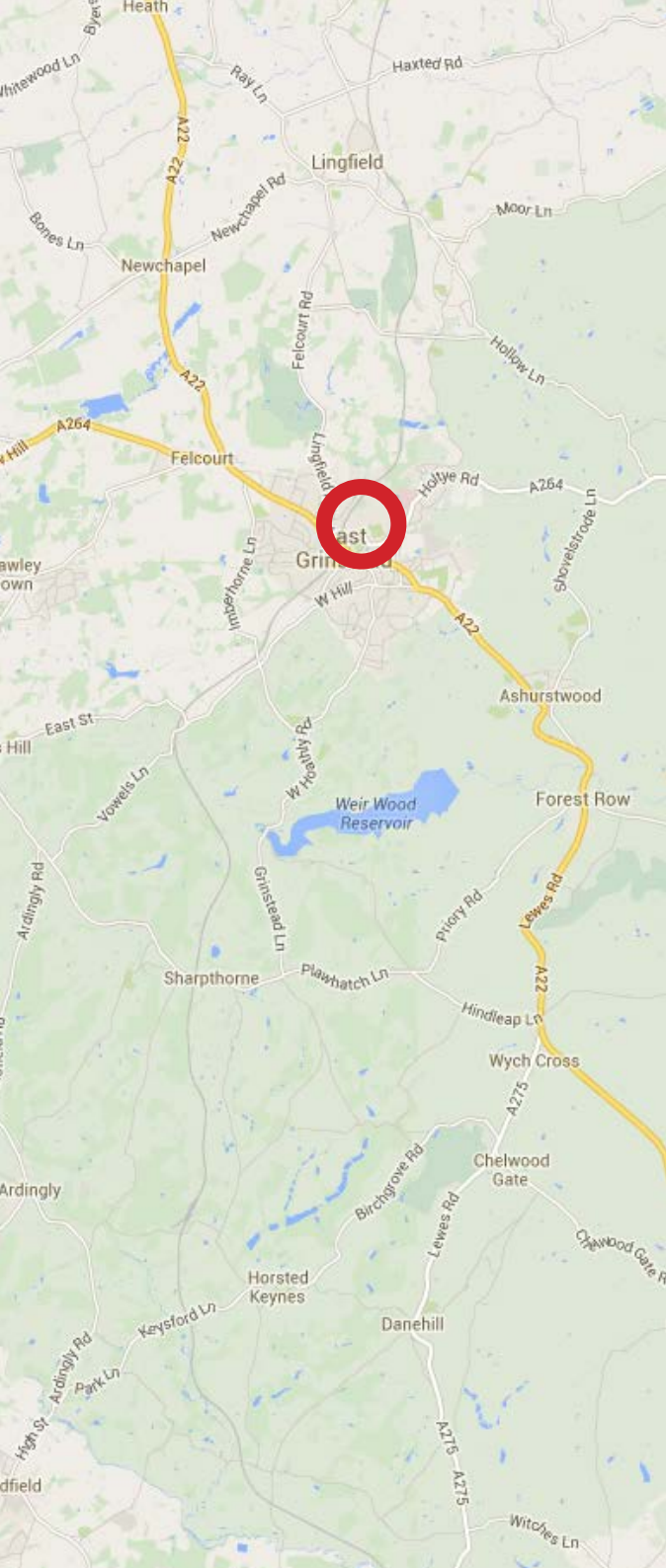
FLOORPLANS

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Ref 10000

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.





THE OLD CONVENT, EAST GRINSTEAD, WEST SUSSEX

Stunning Character Property

This character property has been beautifully modernised whilst retaining many original features including stone mullion windows, vaulted ceilings and timber beams. Boasting flexible accommodation including three/four bedrooms, study, spectacular living/dining room and two modern bathrooms. Set within 11 acres of well maintained communal grounds which include a heated swimming pool, two tennis courts, children play area and woodland. Residents also benefit from the use of a snooker room and the stunning main chapel.

Viewings are essential to appreciate the accommodation on offer.

Ideal Setting

The property is situated in the heart of East Grinstead in a sought after private development. Local primary and secondary schools are within easy reach and the town centre is only 0.6 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets. East Grinstead train station is 0.7 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 10 miles away whilst the M25 is 11 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

Asking Price £800,000





ACCOMMODATION

Entered through the pretty Courtyard garden and stunning Cloisters, an arched wooden door leads to:

RECEPTION HALL

A spacious room with original stone mullion windows, welcome matting, understairs cupboard, 'rear door' and a wide staircase to the first floor.

FIRST FLOOR LANDING

Providing access to three of the bedrooms and two bathrooms. A door to the end of the landing gives more private access to the master bedroom and shower room.

MASTER BEDROOM

A spacious room with exposed floorboards, two original stone mullion windows overlooking the attractive Courtyard garden, fitted wardrobes with built in shelving, large built in cupboard with light, partly vaulted ceiling with loft access. Across the landing to:

SHOWER ROOM

Double walk in shower, double wash hand basins with mixer taps and a large mirror with lighting above, concealed cistern w.c., tiled walls and floor, fitted wall cupboards and beams to the ceiling.

BEDROOM THREE

A double bedroom with original stone mullion window looking out to the Courtyard, loft access.

BEDROOM FOUR

A double bedroom with original stone mullion window overlooking the Courtyard.

FAMILY BATHROOM

Usefully located across the landing from bedrooms two and three. Comprising a bath with shower over, wash hand basin with mirror and light above, w.c., space and plumbing for washing machine, fitted wall cupboards and beams to the ceiling.





BEDROOM TWO/STUDY

A couple of steps down to a good sized bedroom/study with original stone mullion windows to the side and a useful storage cupboard.

LANDING

The upstairs landing has an open arch looking over the lower accommodation, an airing cupboard housing the hot water tank, a double cupboard housing the new (1 year old) boiler and with space to a tumble dryer. Doors lead from here to both the living room and the kitchen.

KITCHEN/BREAKFAST ROOM

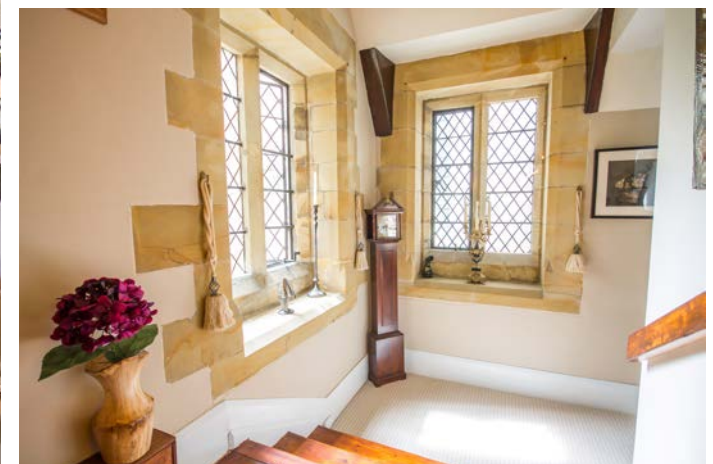
A double aspect room with a range of wall and base units with contrasting wood worktop over, inset 1 1/2 bowl sink with drainer and mixer tap, space for dishwasher and fridge/freezer, integrated double oven and inset electric hob, part tiled walls and a painted floor. There is space for a breakfast table by one of the windows.

LIVING/DINING ROOM

A spacious, light and airy room with a spectacular vaulted ceiling with exposed beams. There are original windows to two sides boasting views over the communal grounds. The dining area has exposed floorboards and a couple of steps delineate the stunning, characterful living area with exposed stone walls.

MEZZANINE

An attractive mezzanine area is currently used as a library.



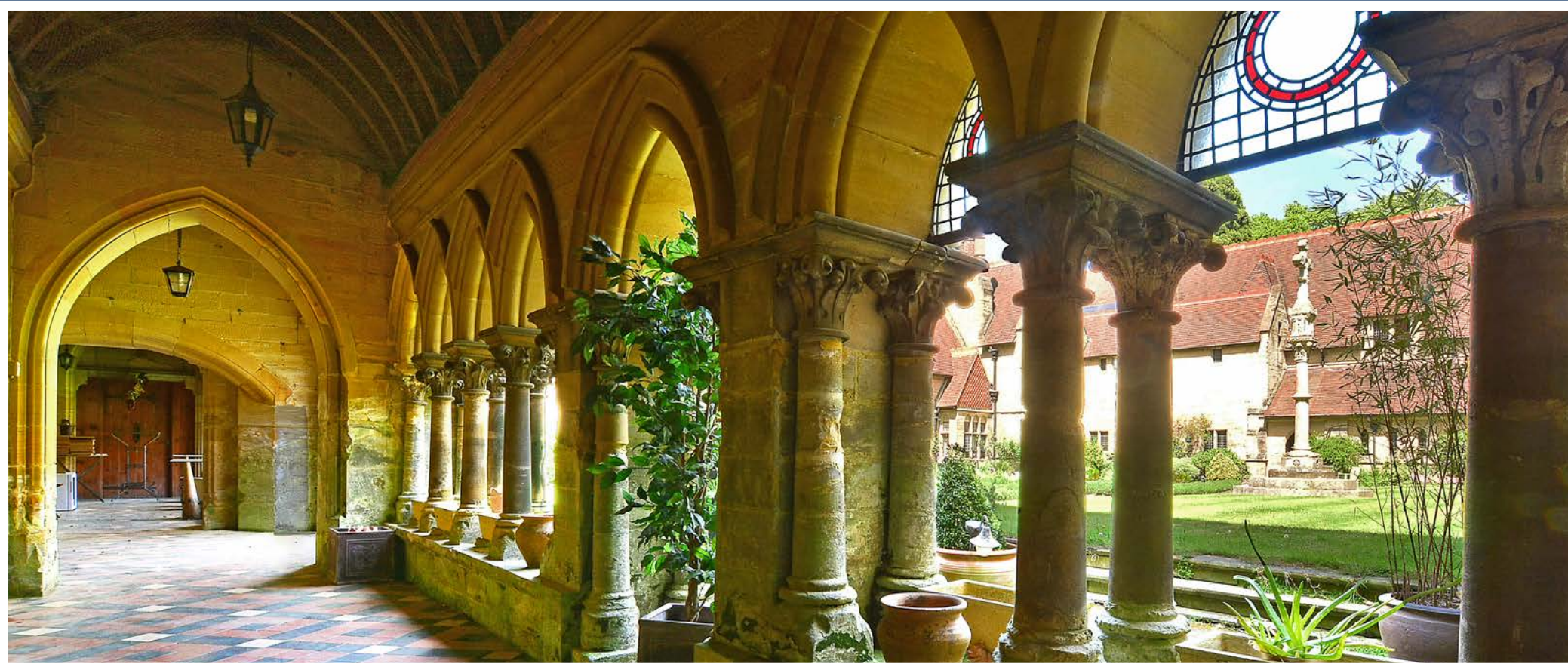


Outside

COMMUNAL GROUNDS

Eleven acres of grounds that include a heated swimming pool, two tennis courts, children's play area, multi purpose play area, fruit orchards, lawn areas and wooded area. In addition there is a Snooker Room with full sized snooker table situated within the Chapel. There is also ample visitor parking.





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