

East Grinstead **01342 324616**
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www.colesestateagents.com



Asking Price **£750,000**

Blackberry Road, Felcourt



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A unique opportunity to acquire a charming and attractive detached bungalow in a sought after area with the potential for extension/development (subject to planning). The current accommodation includes three bedrooms, two bathrooms, three reception rooms, kitchen and utility/sun room. Outside the property boasts large gardens (0.7 acres) and garage.

Blackberry Road,
Felcourt,
West Sussex

Asking Price **£750,000**

KEY INFORMATION

- ATTRACTIVE DETACHED BUNGALOW
- SEMI RURAL LOCATION
- EASY REACH OF DORMANS STATION
- POTENTIAL FOR EXTENSION
- LARGE GARDENS TO FRONT & REAR

Internal Area	1,504 sq ft
Max Broadband	28 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	TANDRIDGE
Council Tax Band	G
Amount per annum	£2,980

PROPERTY DESCRIPTION

A detached bungalow with character features offering flexible and versatile accommodation including entrance hall, living room with bay window, dining room, family room, kitchen, utility/sun room, three bedrooms, bathroom and shower room.

Outside the property sits on a plot measuring approximately 0.7 acres with expansive lawns and mature hedging providing privacy.

The property has the potential for re-development / extension, subject to planning permission.

LOCATION

The property is situated in sought after location which lies on the borders of Sussex and Surrey. The property is surrounded by countryside with woodland beyond. The area has plenty of wildlife befitting the semi-rural setting. Local shops can be found on the Northern outskirts of East Grinstead to the South catering for everyday needs as well as the village of Lingfield to the North.

East Grinstead town centre is a short drive away and offers a comprehensive range of shopping and recreational facilities including supermarkets, coffee houses, restaurants, cinema, leisure centre, public houses and boutique shops.

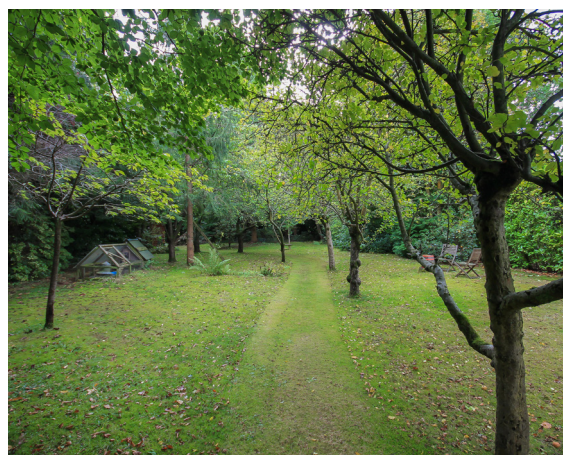
OUTSIDE

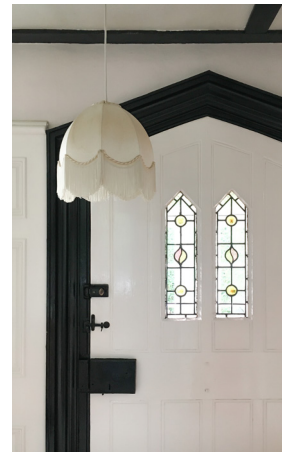
FRONT GARDEN

Large gravel driveway providing ample off road parking, grass parking area leading to detached **GARAGE**. expansive lawn area with mature shrubs and flower borders, enclosed by mature hedging, gate leading to rear garden, steps up to secondary front door with covered entrance vestibule.

REAR GARDEN

Generous in proportions with large lawn area, garden shed, well stocked and mature hedge and shrub borders, summer house, second lawn/wooded area with natural grass path. The rear garden enjoys a high level of privacy and seclusion.









ACCOMMODATION

The property is entered via glazed double doors to side opening to:

ENTRANCE PORCH

Glazed windows to front and rear. Feature door with stained glass panel opening to:

ENTRANCE HALL

Exposed beams and timbers, decorative frosted window, decorative paneling to dado height, window to side, cloaks cupboard, doors to living room, bedroom two, bedroom three and family room.

LIVING ROOM

Dual aspect with leaded light bay window with window seat and glazed door and window to sides, brick fireplace with tiled hearth, wall lights, two radiators, radiator, television point, door to:

DINING ROOM

Glazed window to side, exposed brickwork, telephone point, radiator, airing cupboard housing the hot water cylinder and slatted shelving area, brick archway to:

KITCHEN

Range of wooden wall and base units with complementing tiled work surfaces incorporating stainless steel sink and drainer with mixer tap, range cooker with 6 ring gas top, hot plate and multiple ovens, space and plumbing for dishwasher, space for fridge, under cupboard lighting, part tiled walls, dual aspect with glazed window to front and glazed door to utility/sun room.

FRONT LOBBY

Second front door, doors to dining room, wc and shower room.

WC

Low level wc, radiator, storage cupboard, obscure glazed window to front, wall light.

SHOWER ROOM

Shower cubicle, Victorian style wash hand basin with storage cupboard under, part tiled walls, radiator, stripped wooden flooring, wooden paneled ceiling, glazed window to front.

FAMILY ROOM

Dual aspect with sash window and wooden glazed window to sides, two radiators, telephone point, exposed timbers, door to:

BATHROOM

Suite comprising panel bath, vanity unit with inset wash hand basin and storage cupboard under, low level wc, fully tiled walls, wall lights, radiator, crittall window to side with quarry tiled sill, door to:

BEDROOM ONE

Wooden glazed bay window to rear, glazed door to rear giving access to garden, radiator, door to utility/sun room, wall lights.

BEDROOM TWO

Wooden sash window to side, radiator, pedestal wash hand basin with tiled surround, fitted wardrobe with hanging rail, shelving and storage cupboards over, wall light.

BEDROOM THREE

Wooden sash window to side, radiator.

UTILITY ROOM/SUN ROOM

Space and plumbing for washing machine and tumble dryer, wall lights, multiple glazed windows to side, door to rear.





LOCALITY

TRANSPORT

Dormans Train Station	0.8 miles
M25 Motorway	8.5 miles
Gatwick Airport	10.3 miles

AMENITIES

Lingfield Village Supermarket	1.3 miles
Doctors	2.3 miles
East Grinstead Town Centre	1.2 miles
	2.8 miles

LOCAL PRIMARY SCHOOLS

Dormansland	1.6 miles
Lingfield	1.4 miles

SECONDARY SCHOOLS

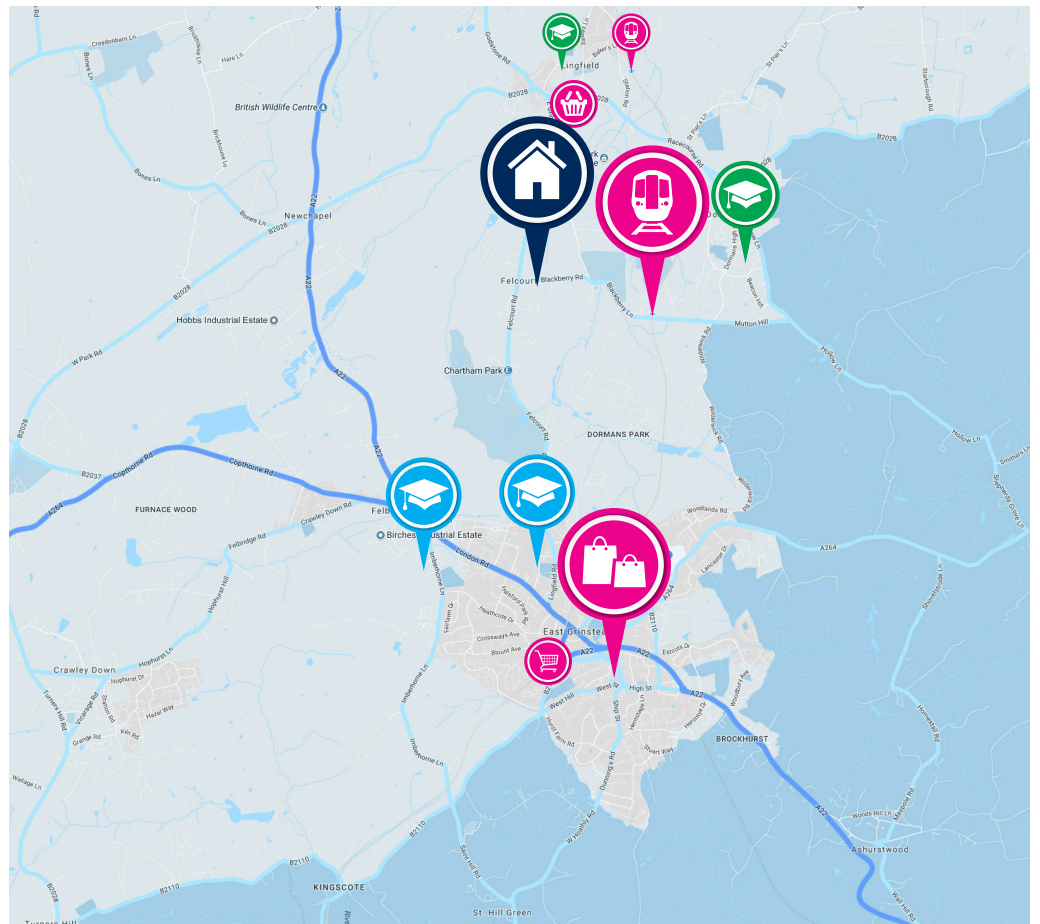
Imberhorne Lower	2.0 miles
Imberhorne Upper	2.7 miles

PRIVATE SCHOOLS

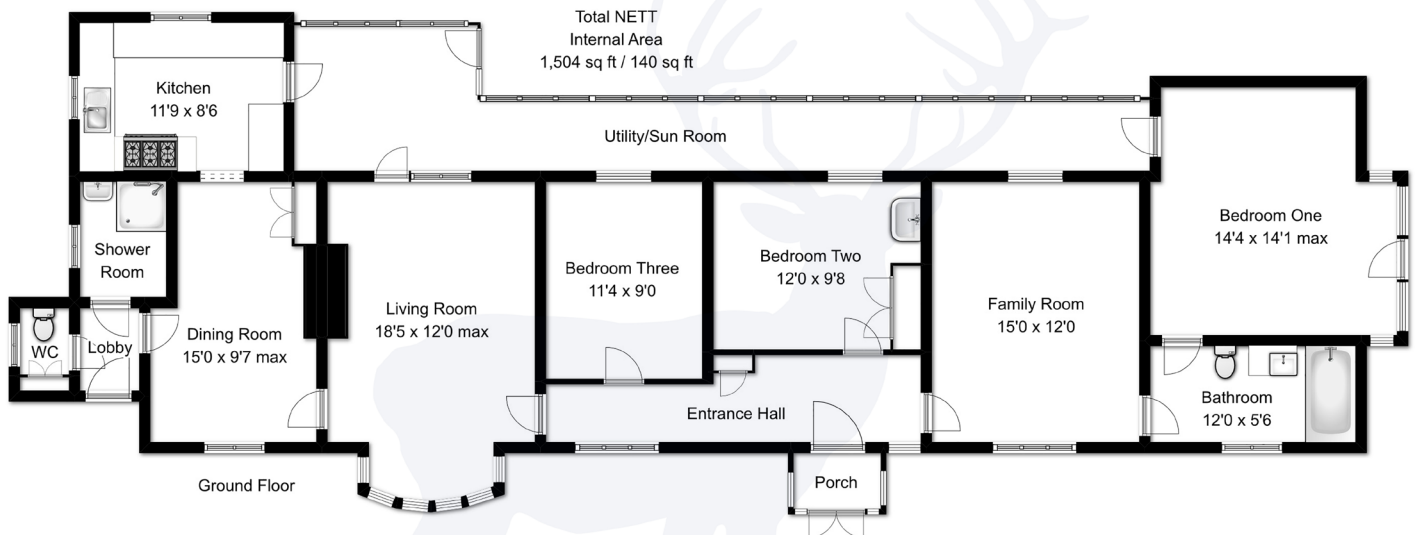
Brambletye School	4.5 miles
Lingfield College	2.2 miles

NEARBY TOWNS

East Grinstead	2.4 miles
Oxted	8.9 miles
Tunbridge Wells	14.0 miles
Crawley	10.9 miles



FLOORPLANS



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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.

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