



SHIP STREET  
East Grinstead, West Sussex



COLE'S  
ESTATE AGENTS

# FLOORPLANS & EPC

## Energy Performance Certificate



Dwelling type: Detached house  
 Date of assessment: 13 June 2017  
 Date of certificate: 13 June 2017  
 Reference number: 0950-2827-7166-0303  
 Type of assessment: RUSAP, existing dwelling  
 Total floor area: 154 m<sup>2</sup>

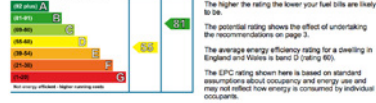
Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,198
Over 3 years you could save:	£ 2,379

Estimated energy costs of this home		
	Current costs	Potential future savings
Lighting	£ 488 over 3 years	£ 249 over 3 years
Heating	£ 4,206 over 3 years	£ 2,351 over 3 years
Hot Water	£ 504 over 3 years	£ 237 over 3 years
Totals	£ 5,198	£ 2,837

You could save £ 2,379 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and mobile phones, and electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

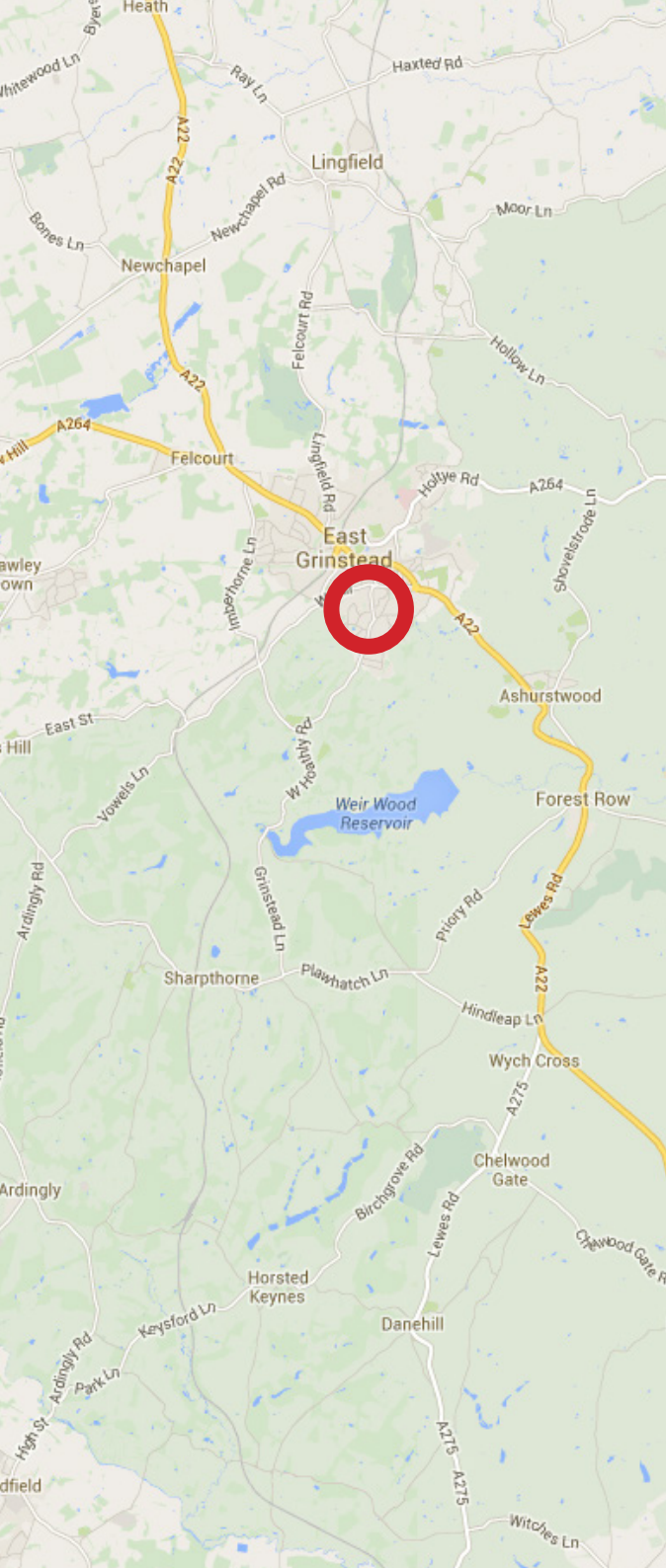
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 390	✓
2 Cavity wall insulation	£100 - £1,000	£ 1,071	✓
3 Floor insulation (solid floor)	£1,000 - £6,000	£ 258	✓

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to heat.



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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.



## SHIP STREET EAST GRINSTEAD, WEST SUSSEX

### **Attractive Family Home**

An attractive detached property within easy reach of the town centre and local schools with the potential for modernisation. The ground floor accommodation comprises large entrance hall, cloakroom, extended living room, dining room, kitchen/breakfast room and utility room. The first floor consists of four bedrooms and family bathroom.

Outside the property boasts driveway for several vehicles, well maintained Westerly facing garden with swimming pool and outside studio with the potential to convert to home office.

Viewings are highly recommended to appreciate the potential on offer.

### **Convenient Setting**

Situated within an easy walk of East Grinstead town centre which offers a comprehensive range of facilities including two supermarkets, restaurants, coffee houses, boutique shops and recreational facilities. Both primary and secondary schools are within easy reach as well as East Grinstead mainline station which has frequent services to London Victoria and London Bridge.

**Asking Price £850,000**









## ACCOMMODATION

The property is entered via a wooden door with obscured glazed panel and window above opening into:

**ENTRANCE HALL** Tiled flooring, telephone entry handset for front gate, stairs to first floor, understairs cupboards, doors to living room, kitchen, dining room and downstairs cloakroom which has low level w/c with concealed cistern, wash hand basin obscured double glazed Georgian style window to front.

**KITCHEN/BREAKFAST ROOM** Range of wall and base units with tiled worksurfaces incorporating 1.5 bowl sink and drainer with mixer tap, inset four ring gas hob with extractor over, built in microwave, built in oven, space and plumbing for dishwasher, integrated fridge/ freezer, tiled flooring, bench seating, double glazed windows to side, storage cupboard, television point, radiator, door to:

**UTILITY ROOM** Tiled flooring, space and plumbing for washing machine, tiled worksurface, space for under worktop fridge or freezer, double glazed window to rear, obscured double glazed uPVC door to rear garden.

**DINING ROOM** Double glazed sliding patio door to rear garden, full length double glazed window to rear, wall lighting, television point, radiator.

**LIVING ROOM** Double glazed Georgian style window to front, low level heating system, feature fireplace with large wood burner stone hearth and wooden beam over, Sliding patio doors to rear, television point, satellite point, wall lighting, window into dining room, sliding door into dining room.

First Floor

**LANDING** Double glazed Georgian style window to front, doors to all bedrooms and bathroom, airing cupboard housing hot water tank, loft hatch with pull down Velux window to rear, restricted head height and access to loft storage.

**BEDROOM ONE** Dual aspect with double glazed Georgian style windows to front and rear, two radiators, built in storage cupboards with hanging rails and shelving.



**BEDROOM TWO** Built in storage cupboard with hanging rail and shelf, radiator, double glazed window to rear.

**BEDROOM THREE** Double glazed Georgian style window to front and double glazed window to side, telephone point, radiator.

**BEDROOM FOUR** Double glazed window to rear, radiator, built in storage cupboard with shelving and hanging rail.

**BATHROOM** Tiled flooring, part tiled walls, fitted suite comprising low level wc with concealed cistern, panel bath with mixer tap and shower attachment, wash hand basin with draws and cupboards under, obscured double glazed Georgian style window to rear, heated ladder towel rail, downlighters, extractor fan.

Outside

**FRONT GARDEN** Large driveway providing parking for several vehicles, outside light, mature hedging.

**REAR GARDEN** Large paved patio area, well maintained lawn with shrub borders, garden shed, paved pathway leading to heated **SWIMMING POOL** (8ft deep) with paved surround. The garden is enclosed by mature hedging providing a high level of privacy and seclusion.

**OUTBUILDING** Currently been used as the owner's music studio with sound proofing, recording booth with window into producer's studio, wc with low level w/c and wash hand basin, the producer's Studio has door into boiler room housing the boiler for the swimming pool.



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