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Asking Price £845,000

Coombe Hill Road, East Grinstead



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An attractive detached property in a highly sought after private road with well presented accommodation comprising kitchen, breakfast room, dining room, living room, four bedrooms and bathroom. Outside benefits from off road parking, garage, front garden and large secluded rear garden.

Coombe Hill Road,
East Grinstead,
West Sussex

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KEY INFORMATION

- ATTRACTIVE DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- EASY REACH OF TOWN CENTRE
- CHARACTER FEATURES
- VIEWINGS ARE ESSENTIAL

Internal Area	1323 sq ft
Max Broadband	76 Mbps
Tenure	Freehold
EPC Rating	E

Local Council	MID SUSSEX
Council Tax Band	G
Amount per annum	£2,736



LOCATION

The property is situated in a highly sought after location on one of the premier roads in East Grinstead on the Southern outskirts yet within easy reach of the town centre.

East Grinstead is a highly regarded and historical Sussex town benefiting greatly from a range of boutiques and cafes, good supermarkets and nationally renowned sports facilities with further local amenities including Ashdown Forest, and the Bluebell Railway. An ideal modern-day commuter town with frequent rail services to East Croydon, Clapham Junction, London Bridge and Victoria Station; Gatwick Airport is approximately 12 miles away and the motorway network equally convenient with access to M23 and M25.

OUTSIDE

FRONT GARDEN

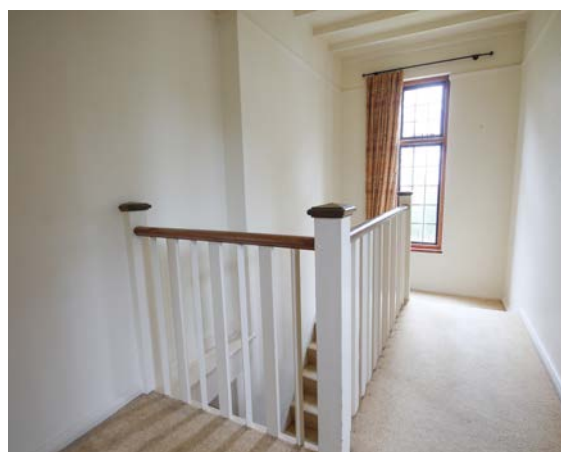
Lawn area with mature trees and hedging, brick paved pathway leading to the front door, side access on both sides of the property, driveway providing parking for two/ three vehicles leading to:

GARAGE

Wooden doors opening into single garage with poser and lighting, space and plumbing for washing machine and tumble dryer with work surface over, wall mount boiler, leaded window to front and side.

REAR GARDEN

Paved patio area with slightly raised shrub boarders, steps leading up to lawn area also planted with mature trees and shrubs, paved path leading to rear lawn area backing onto fields, all enclosed with mature hedging and panel fencing.





ACCOMMODATION

The property is entered via a solid wooden door with glazed panel opening in to:

ENTRANCE HALL

A large entrance hall with wooden flooring, picture rail, alarm keypad, understairs storage cupboard, doors to living room, dining room, kitchen and **CLOAKROOM** which has low level w/c with concealed cistern, wash hand basin, radiator, obscured window to front.

KITCHEN

Range of wall and base units with contrasting solid wooden worksurfaces incorporating inset 1.5 bowl sink and drainer with mixer tap, Rangemaster range cooker with five ring gas hob and extractor over, built in dishwasher, integrated fridge, built in bottle rack, wooden flooring, opening leading to:

BREAKFAST ROOM

Wooden flooring, double glazed leaded window to side, double glazed leaded patio doors to rear, radiator, door in to garage.

LIVING ROOM

Feature open fireplace with brick surround, tiled mantle and hearth, double aspect with double glazed leaded window to front and double glazed leaded patio doors opening into rear garden, television point, telephone point, picture rail, radiator.

DINING ROOM

Double glazed leaded window to rear, feature open fireplace with brick surround, tiled mantle and hearth, television point, radiator, telephone point, picture rail.

FIRST FLOOR

LANDING

Double glazed leaded window to front, loft hatch, radiator, doors to bedroom one, two and three and doors to bathroom and w/c.

BEDROOM ONE

Built in wardrobes with hanging rails and shelving, double glazed leaded window with views over the garden, picture rail, radiator, television point.

BEDROOM TWO

Double glazed leaded window with views over the garden, picture rail, radiator, television point.

BEDROOM THREE

Double glazed leaded window to side, bespoke built in bed frame, radiator and door leading in to:

BEDROOM FOUR

Built in wardrobe with hang in rail and shelving, bespoke built in bed frame, double glazed leaded window to side, double glazed Velux skylight, radiator, television point, door to eaves storage.

BATHROOM

Fitted suite comprising panel bath with Victorian style mixer tap with shower attachment and shower over, pedestal wash hand basin, bidet with mixer tap, part tiled walls, radiator, obscured double glazed leaded window to front, picture rail, airing cupboard housing the hot water tank and slatted shelving.

W/C

Laminated flooring, low level w/c, obscured double glazed leaded window to front.





LOCALITY

TRANSPORT

East Grinstead Train Station	1.2 miles
M25 Motorway	11.4 miles
Gatwick Airport	9.7 miles

AMENITIES

Town Centre	1.4 miles
Supermarket	1.2 miles
Doctors	1.4 miles

LOCAL PRIMARY SCHOOLS

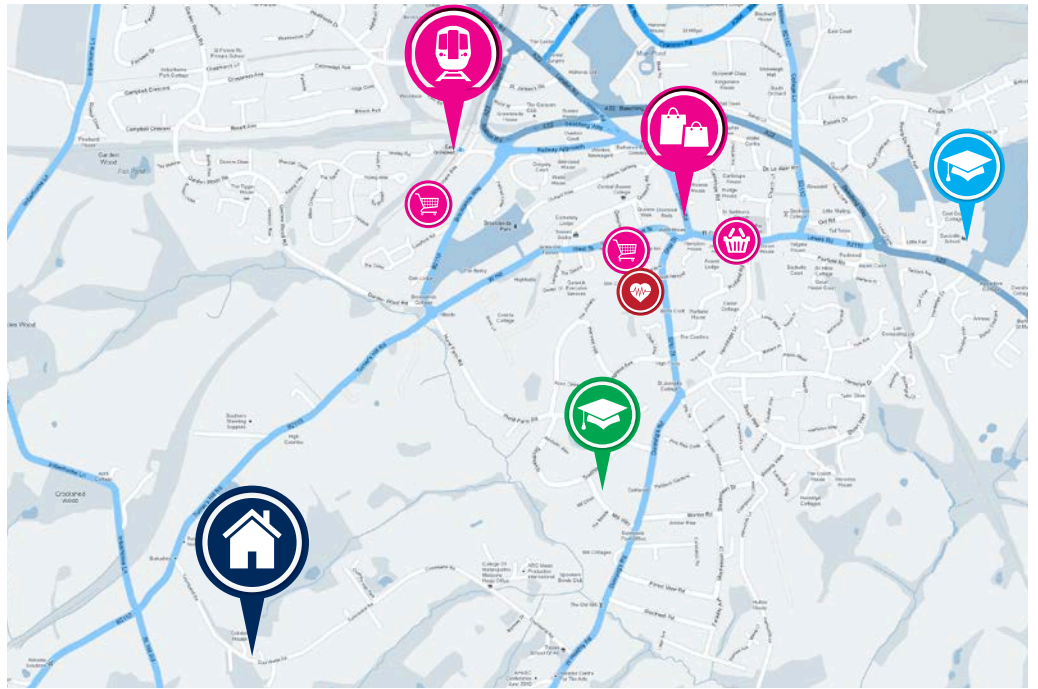
The Meads	1.1 miles
St Peter's	1.7 miles

SECONDARY SCHOOLS

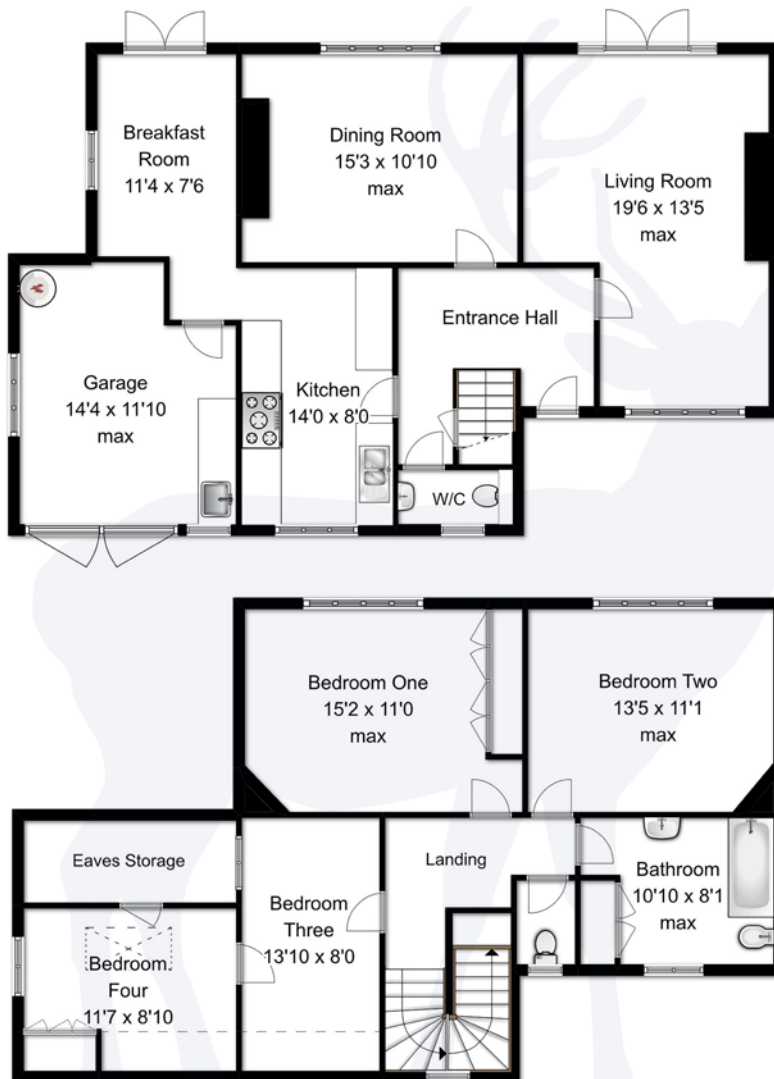
Sackville School	1.8 miles
Imberhorne Lower	1.9 miles
Imberhorne Upper	1.9 miles

PRIVATE SCHOOLS

Brambletye School	3.1 miles
Lingfield College	5.7 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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