



15, Harvest Hill,
East Grinstead,
RH19 4BU



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Robert
Leech.



15, Harvest Hill, East Grinstead, RH19 4BU

A stunning extended detached residence tastefully updated and offering flexible accommodation set in a popular residential location. Presented to a high standard throughout the property offers four double bedrooms, there is a Master with a spacious En-suite, useful study and a generous modern family bathroom.

On the ground floor there is a spacious sitting room opening into a dining room. From the sitting room there are bi-folding doors leading to a fabulous conservatory which offers an excellent living space and benefits from underfloor heating. There is a well planned modern fitted kitchen with breakfast room and a separate utility room & cloakroom.

To the rear there is a lovely mature garden with spacious paved terrace with steps down to a lawned area and rockery and excellent views. At the front of the property there is ample off street private parking and garage.



0.5 miles
EAST
GRINSTEAD



11 miles
GATWICK



1 mile
EAST
GRINSTEAD

- Fabulous Extended Detached Family Residence
- Spacious Sitting / Dining Room
- Modern Kitchen / Breakfast Room
- Utility & Cloakroom
- Excellent Conservatory With Under-floor Heating
- Four double bedrooms and study
- Master with En-suite
- Re-fitted Modern Family Bathroom
- Charming Rear Garden With Large Paved Terrace
- Private Driveway With Ample Parking and Garage



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



Location

Situated within half a mile of the market town of East Grinstead, offering a wide range of facilities, including mainline station, Waitrose, cinema, restaurants and a community theatre. Lingfield racecourse is within 5 miles.

Schools

There are a number of state primary schools within a mile walking distance of the property, the majority of which are rated good by Ofsted. There are two secondary schools within walking distance. Sackville and Imberhorne, both rated Good by Ofsted. There are also a number of excellent private schools.

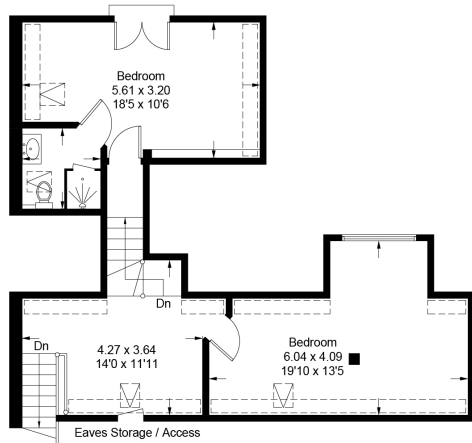
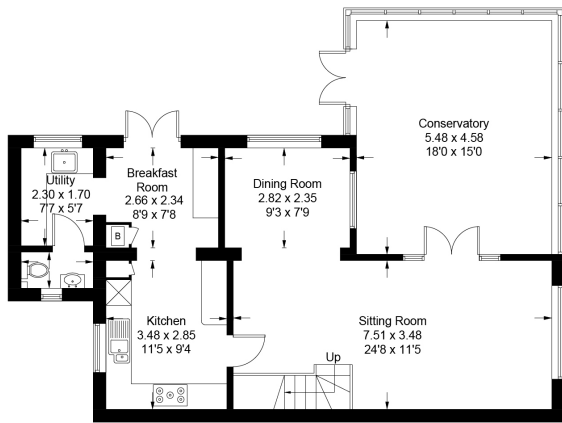
FAQ'S

- Mid Sussex Council
- EPC rating C
- Gas Central Heating
- Mains Drainage
- Garage and Off Street Parking
- Large conservatory with underfloor heating
- Within minutes of East Grinstead Main Line Train Station

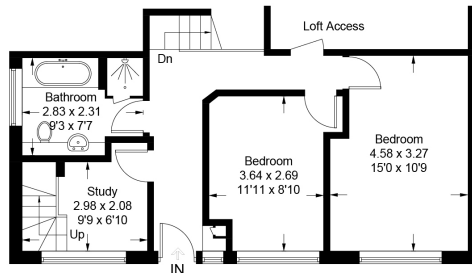


Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft
 Garage = 14 sq m / 151 sq ft
 Total = 205.5 sq m / 2212 sq ft

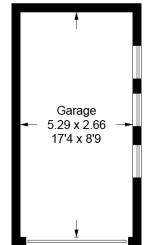
= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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 decisions reliant upon them. (ID951950)

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