



**Price**  
**£850,000**

**Freehold**

5x  3x  3x 

**Worsted Lane, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 114.3 sq. metres (1230.3 sq. feet)



**First Floor**  
Approx. 117.6 sq. metres (1265.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge: 24'6 x 10'6 (7.47m x 3.20m)  
Dining Room: 14'0 x 11'9 (4.27m x 3.58m)  
Kitchen: 12'2 x 11'8 (3.71m x 3.56m)  
Breakfast Area: 9'5 x 8'10 (2.87m x 2.69m)  
Utility Room: 8'4 x 5'7 (2.54m x 1.70m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 16'2 x 11'0 (4.93m x 3.36m)  
Dressing Area  
Bedroom 2: 13'5 x 11'9 (4.09m x 3.58m)  
Bedroom 3: 14'1 x 9'2 (4.30m x 2.80m)  
Bedroom 4: 11'5 x 10'8 (3.48m x 3.25m)  
Bathroom  
Shower Room

### SELF CONTAINED LIVING AREA

Bedroom 5 (used as a Lounge): 14'9 x 13'4 (4.50m x 4.07m)  
Kitchenette: 8'1 x 7'0 (2.47m x 2.14m)  
Bathroom

### OUTSIDE

Driveway Parking  
Garage  
Front & Rear Gardens



## Main features

- A unique detached house with historical interest
- Imposing period property with lovely character features
- Very pretty, private mature garden
- Additional area comprising lounge/bedroom, kitchenette and bathroom previously used as a self contained living area
- May be subject to restricted borrowing



### Nearest Schools

Primary Schools: Estcots Primary 0.4 miles, Ashurst Wood Primary 0.9 miles, Meads Primary, The 1.0 miles

Secondary Schools: Sackville School 0.4 miles, Michael Hall School 2.0 miles, Greenfields School 2.1 miles



### Transport Information

Train Stations: East Grinstead 1.3 miles, Dormans 2.4 miles, Lingfield 3.9 miles



### Address

Worsted Lane, East Grinstead, West Sussex, RH19



### Directions

For directions to this property please contact us.



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Call East Grinstead Branch 01342 314324 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(56) POTENTIAL: D(67)

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