



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**Ivy Dene Lane, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Detached house with no chain
- Village location with great country walks
- Beautiful wrap around garden with private patio
- Unique property with potential to extend (STPP)

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge: 19'7 x 11'2 (5.97m x 3.41m)
- Dining Room: 13'6 x 9'0 (4.12m x 2.75m)
- Kitchen: 14'1 x 10'1 (4.30m x 3.08m)
- Study: 13'6 x 9'0 (4.12m x 2.75m)

### FIRST FLOOR

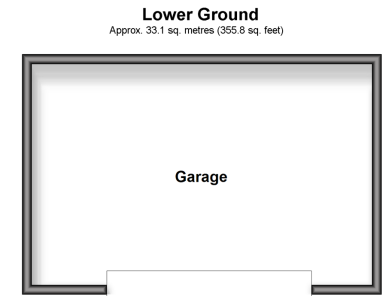
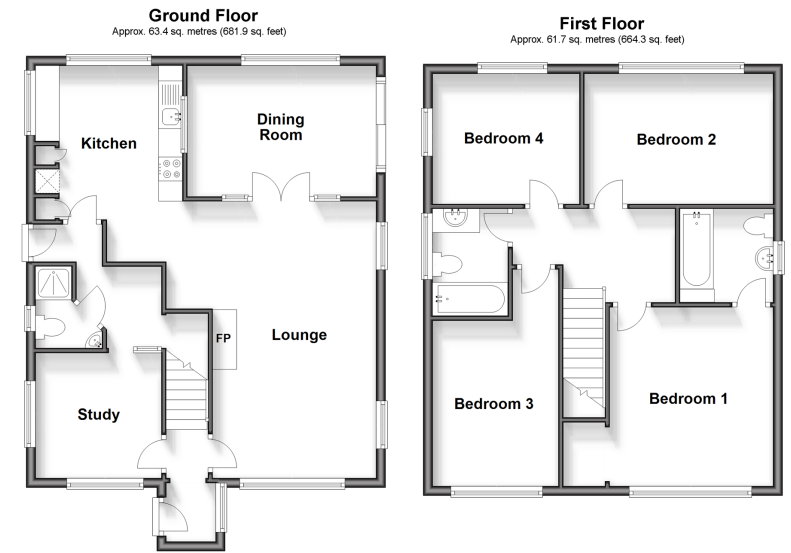
- Landing
- Bedroom 1: 12'7 x 11'4 (3.84m x 3.46m)
- Bedroom 2: 8'9 x 8'8 (2.67m x 2.64m)
- Bedroom 3: 14'8 x 8'9 (4.47m x 2.67m)
- Bedroom 4: 10'2 x 9'5 (3.10m x 2.87m)

### OUTSIDE

- Wrap Around Garden & Patios
- Garage
- Off Street Parking

Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://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: C(69) POTENTIAL: B(82)



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