



**Price**

**£775,000**

**Freehold**

4x  3x  3x 

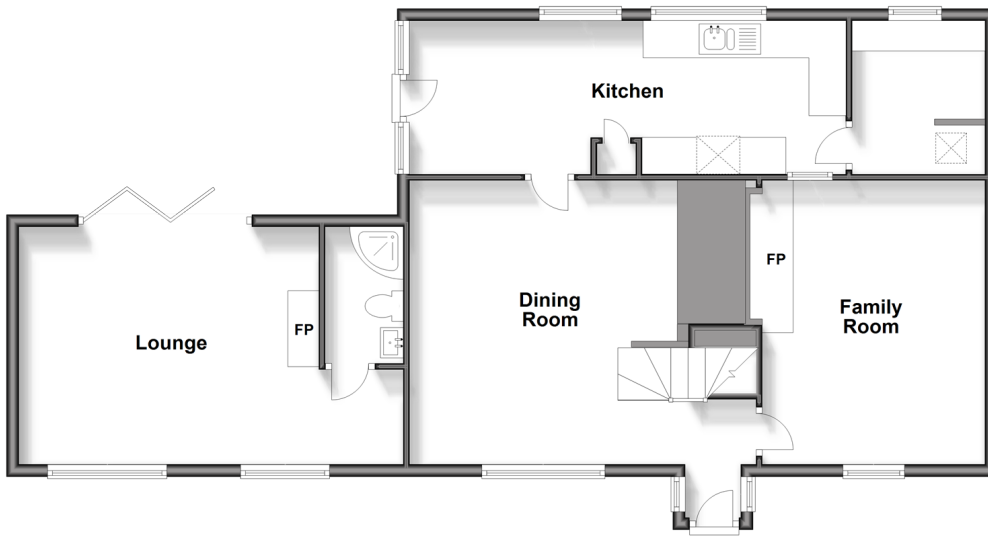
**Selsfield Common, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

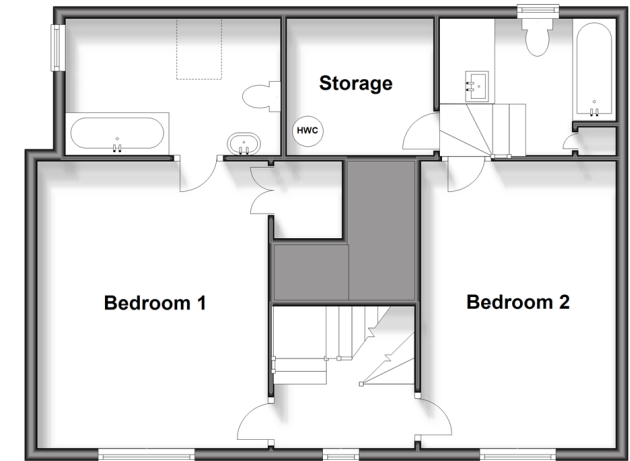
Secure this property  
for up to **59% less!**

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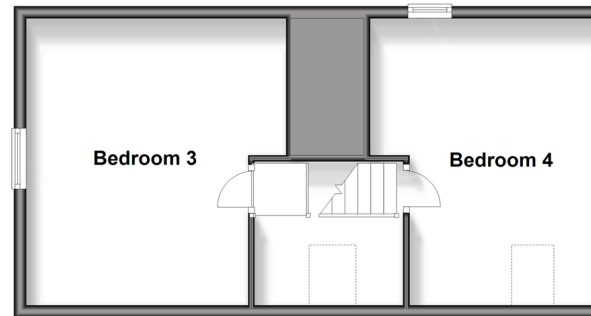
**Split Level Ground Floor**  
Approx. 93.5 sq. metres (1005.9 sq. feet)



**Split Level First Floor**  
Approx. 65.7 sq. metres (707.3 sq. feet)



**Split Level Second Floor**  
Approx. 43.8 sq. metres (471.2 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch  
Dining Room: 15'1 x 12'7 (4.60m x 3.84m)  
Family Room: 15'1 x 11'9 (4.60m x 3.58m)  
Lounge: 20'9 x 12'2 (6.33m x 3.71m)  
Shower Room  
Kitchen: 22'1 x 8'5 (6.74m x 2.57m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 1: 15'5 x 12'4 (4.70m x 3.76m)  
En-Suite Bathroom  
Bedroom 2: 15'5 x 10'5 (4.70m x 3.18m)  
En-Suite Bathroom

### SPLIT LEVEL SECOND FLOOR

Landing  
Bedroom 3: 11'8 x 10'1 (3.56m x 3.08m)  
Bedroom 4: 11'1 x 10'1 (3.38m x 3.08m)

### OUTSIDE

Front & Rear Gardens  
Driveway Parking  
Garage



## Main features

- An historic semi detached cottage with bundles of character
- Large garage and a number of outbuildings
- Lots of entertaining space
- Situated opposite the beautiful National Trust land of Selsfield Common on a no through road
- An absolutely spectacular mature front garden and rear measuring 0.64 acres

## Nearest Schools

Primary Schools: Turners Hill CofE Primary 0.8 miles, West Hoathly CofE Primary 1.3 miles, Crawley Down Village CofE 2.1 miles  
Secondary Schools: Philpots Manor School 1.4 miles, Worth School 1.9 miles, Imberhorne School 3.3 miles

## Transport Information

Train Stations: East Grinstead 3.3 miles, Balcombe 3.7 miles, Three Bridges 4.1 miles

## Address

Selsfield Common, 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:	POTENTIAL:
E(49)	C(76)

20614064/20240722/JS/CM