



**Connells**

Starfield Lewes Road  
East Grinstead



## Property Description

TRULY ONE OF A KIND! Connells are pleased to present to the market this extended three bedroom semi-detached home, oozing character and ample versatile accommodation to suit a variety of needs. The property comes to the market with the additional benefit of no onward chain. Internally, the property comprises of an entrance hall to the front, leading onto a spacious lounge with a feature wood burner and brick surround. This is open plan and leads onto a formal dining area and an additional reception room to the rear, which offers sliding patio doors to the rear. This reception room would make an ideal play room. In addition to this, there is a well equipped kitchen, offering space for a range of modern appliances and white goods. There is also a convenient utility room to the front, with further space for white goods. There is also a study and conservatory to the rear, offering access to the rear garden. The ground floor is complete with a modern bathroom with shower unit. On the first floor, the property boasts a beautiful master bedroom with a dressing room complete with built in wardrobes and an en-suite bathroom with corner bath. There are two further bedrooms, with the second bedroom, benefitting from built in wardrobes and units. Externally, the property offers an extensive rear garden laid to lawn with patio area, whilst to the front is a driveway for multiple cars and a garage. INTERNAL VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THIS PROEPRTY IN FULL!

## Front

Patio front garden, and pebbled driveway leading to,

## Entrance Hall

Window to front, stairs to first floor, fitted carpet and radiator.

## Lounge

14' 2" x 13' 11" Max ( 4.32m x 4.24m Max )  
Window to front, feature wood burner and brick surround. TV point, telephone point, fitted carpet, power points and radiator.

## Dining Room

9' 1" x 17' 4" ( 2.77m x 5.28m )  
Fitted carpet, power points and radiator.

## Reception Room

9' 4" x 14' 1" ( 2.84m x 4.29m )  
Sliding patio doors to rear, fitted carpet, power points and radiator.

## Kitchen

13' 3" x 12' 5" ( 4.04m x 3.78m )  
Windows to side. A range of base and wall mounted units, sink and drainer with mixer taps. Electric eye level oven, gas hob and extractor fan overhead. Built in dishwasher. Part tiled walls, laminate flooring and power points.

## Utility Room

4' 11" x 10' 9" ( 1.50m x 3.28m )

Door to side. Wall mounted boiler, space for fridge freezer and plumbing for both washing machine and tumble dryer. Laminate flooring and power points.

## Study

8' 4" x 9' 9" ( 2.54m x 2.97m )

Fitted units and cupboards, laminate flooring, power points and radiator.

## Shower Room

Window to side. Low level WC, wash hand basin and shower unit with shower overhead. Storage cupboard, radiator and laminate flooring.

## Conservatory

7' 10" x 12' 1" ( 2.39m x 3.68m )

Windows to side and rear and door to rear garden. Tiled flooring, power points and radiator.

## Landing

Window to front, door to all rooms, loft access, fitted carpet and radiator.

## Master Bedroom

9' 2" x 12' 9" ( 2.79m x 3.89m )

Window to side, fitted carpet, power points and radiator.

## Dressing Room

9' 1" x 7' ( 2.77m x 2.13m )

Window to rear, fitted wardrobes and units. Fitted carpet, power points and radiator.

## En-Suite

Window to rear. Low level WC, wash hand basin and vanity unit. Corner bath with mixer taps and shower attachment. Part tiled walls and laminate flooring.

## Bedroom Two

14' 3" x 11' 7" ( 4.34m x 3.53m )

Window to rear, built in storage cupboard and fitted wardrobes, fitted carpet, power points and radiator.

## Bedroom Three

9' 1" x 7' 2" ( 2.77m x 2.18m )

Window to front, fitted carpet, power points and radiator.

## Rear Garden

Enclosed by fences and gated side access. Laid to lawn with patio area and a border of mature shrubs and bushes.

## Garage

Up and over door to front, and door to side.

## Parking

Driveway to front.









To view this property please contact Connells on

**T 01342 325 911**  
**E eastgrinstead@connells.co.uk**

90 London Road  
EAST GRINSTEAD RH19 1EP

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404432](https://www.connells.co.uk/Property/EGR404432)**



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Property Ref: EGR404432 - 0013