



**Connells**

Chapel Lane  
Ashurst Wood East Grinstead





## Property Description

Connells are pleased to present to the market this incredibly versatile four bedroom detached chalet bungalow located in the popular residential area of Ashurst Wood. The property has been heavily extended to offer ample living space to suit a variety of needs, and with the property over 2150 square feet, the rooms are spacious too. In brief, the property comprises of an entrance hall leading to a office to the front and double aspect lounge, with feature fireplace and surround. There is also a well equipped kitchen, with dining area and an equally spacious utility room. Both rooms, offer ample space for a range of modern appliances and white goods. There is also a convenient WC. In addition to this, there is a downstairs bedroom, which could also be used as a formal dining room. The entrance hall also gives access to the properties self contained annexe. The annexe itself has its own front door, and benefits from a kitchen, bathroom and living room. On the first floor, the property boasts a master bedroom with a range of storage and a further good sized second double bedroom with further fitted wardrobes and units. The fourth bedroom has a large storage cupboard to the side, which could be incorporated into the bedroom or used as a dressing area. The accommodation is complete with a family bathroom. Externally, there are two double width garages, a wrap round garden and driveway to the front, with off road parking for multiple cars and is all accessed via a gated entrance.

## Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Door to Entrance Hall

## Entrance Hall

Cupboard, radiator and power points.

## Cloakroom

Window to side, WC, wash hand basin, and laminate flooring

## Study

8' 11" x 9' 11" ( 2.72m x 3.02m )

Window to front and side, carpet, power points, radiator and built-in cupboard.

## Lounge

13' 5" max x 16' 5" max ( 4.09m max x 5.00m max )

Window to front and side, TV point, feature fire and surround, power points, radiator.

## Kitchen

12' 3" max x 18' 3" max ( 3.73m max x 5.56m max )

Window to front and side. Wall and base units, stainless steel sink and drainer, electric oven, electric hob and extractor. Space for fridge, space for freezer, part-tiled walls, radiator, power points and boiler.

## Utility Room

8' 8" x 18' 2" ( 2.64m x 5.54m )

Window to side and rear, wall and base units, stainless steel sink and drainer. Plumbing for washing machine and tumble dryer, radiator,

power points.

## Landing

Doors to all rooms, carpet and window to side and storage cupboard.

## Bedroom 1

13' 5" x 12' 10" ( 4.09m x 3.91m )

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

## Bedroom 2

14' 11" max x 15' 11" max ( 4.55m max x 4.85m max )

Window to side, cupboard, carpet, power points, radiator, loft access.

## Bedroom 3

8' 8" x 10' 10" ( 2.64m x 3.30m )

Window to side, eaves storage, radiator, power points.

## Bathroom

Window to side, WC, wash hand basin, radiator. Bath with mixer tap and shower attachment, part tiled walls.

## Driveway

Gated driveway to front.

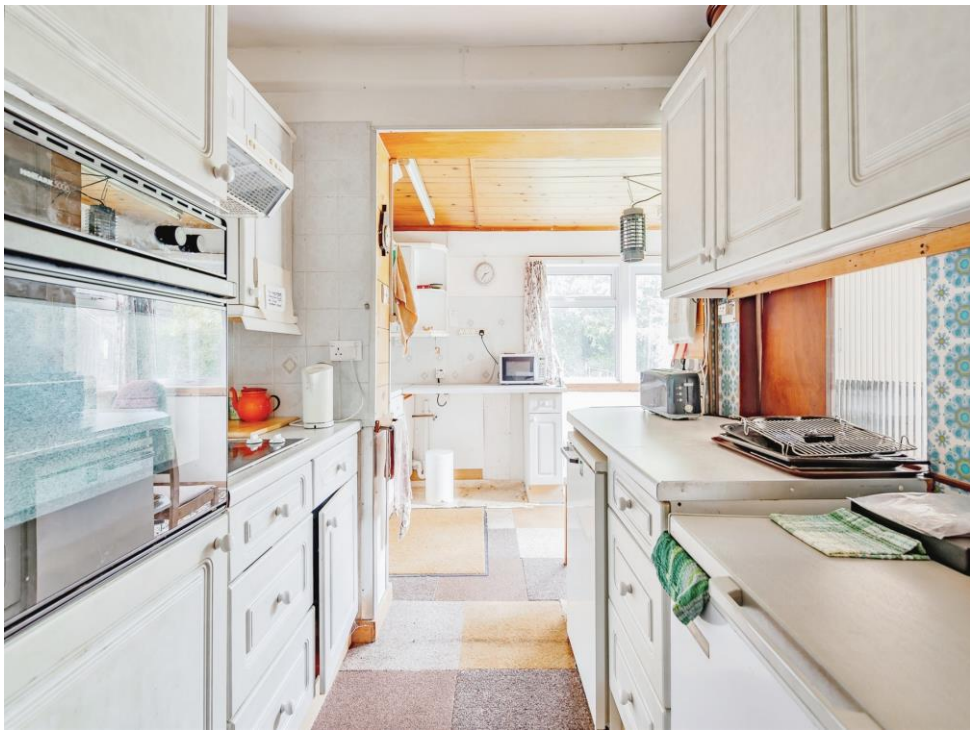
## Rear Garden

Area laid to lawn with mature bush borders.

## Parking

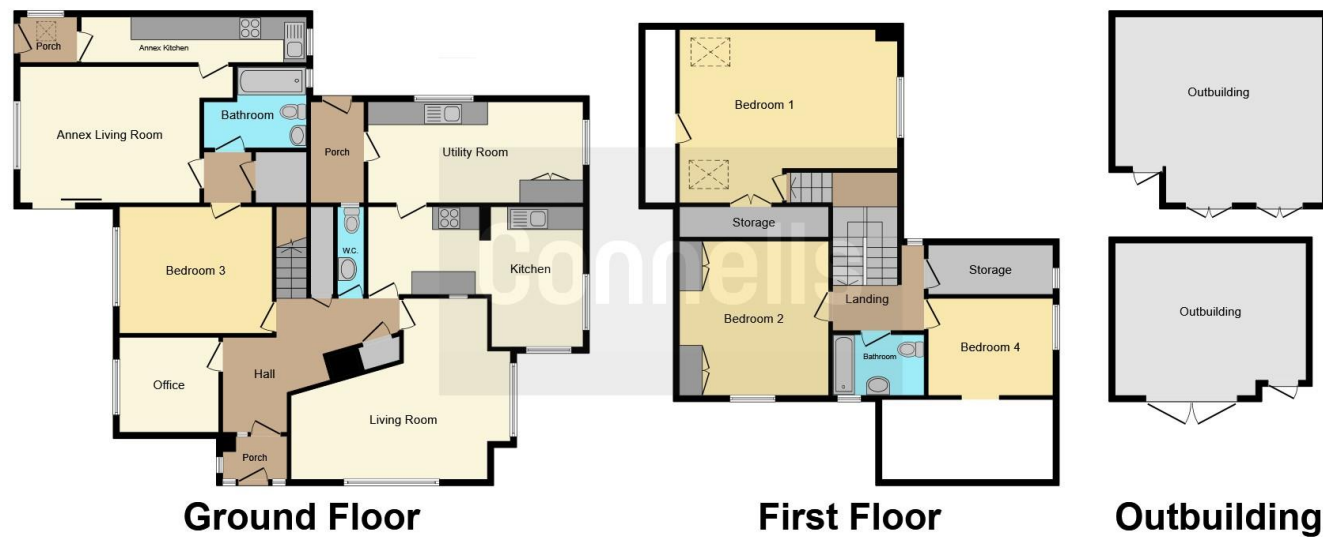












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGR404254](http://connells.co.uk/Property/EGR404254)**

Tenure: Freehold



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