



Connells

Appleton Hillcrest
Dormans Park East Grinstead

Appleton Hillcrest Dormans Park East Grinstead RH19 2LX

for sale offers in excess of
£850,000



Property Description

NOT TO BE MISSED! Connells are delighted to bring to the market this incredibly rare three bedroom detached bungalow. Located in the highly sought after Dormans Park, this is a unique opportunity to purchase a property offering so much potential to extend, modernise or rebuild (STPP), whilst being in such an exclusive development. The property is presented to the market with no onward chain. Internally, the property comprises of a double aspect lounge to the rear, leading onto a beautiful conservatory offering unrivalled views of the garden and beyond. In addition to this, there is a good sized kitchen, offering ample work top and storage space. The property benefits further from three double bedrooms and a family bathroom. Externally, the property is positioned on approximately a 1/3 acre plot with a beautiful wrap round garden, offering ample development opportunity. There is also a large driveway and garage to the front, all accessed via a gated entrance. Located in this sought after private development, the village of Dormansland has an attractive recreational area, a village shop with Post Office, a Primary School and three pubs. Nearby is Dormans Station, with trains to London. There is also both East Grinstead Town & Lingfield Village within easy reach.

Entrance Porch

With door to Entrance Hall

Entrance Hall

With doors to all rooms, cupboard, power points and radiator.

Cloakroom

Window to side, WC, wash hand basin and carpet.

Lounge

22' 10" max x 22' 2" max (6.96m max x 6.76m max)

Window to side and rear. Feature fire and surround. Carpet, power points and radiator.

Kitchen

12' 1" x 10' 7" (3.68m x 3.23m)

Window to side and rear. Wall and base units. Stainless steel sink and drainer. Eye-level electric oven, electric hob and extractor. Plumbing for washing machine, space for fridge freezer. Cupboard, laminate flooring, radiator and power points.

Conservatory

22' 11" x 10' 7" (6.99m x 3.23m)

Window to rear and side. Carpet, power points, laminate flooring.

Bedroom 1

14' 11" x 10' 2" (4.55m x 3.10m)

Window to side. Carpet, power points and radiator.

Bedroom 2

11' 6" x 14' 11" (3.51m x 4.55m)

Window to side and front. Laminate flooring, power points and radiator.

Bedroom 3

9' x 8' 11" (2.74m x 2.72m)

Window to side and rear. Carpet, power points and radiator.

Bathroom

Window to side. WC, wash hand basin, panelled bath and shower over, radiator.

Rear Garden

Laid to lawn with borders comprising of both fence and bushes. Shed.

Parking

Driveway with ample space for multiple cars.

Detached Garage

With up and over door and door to garden.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

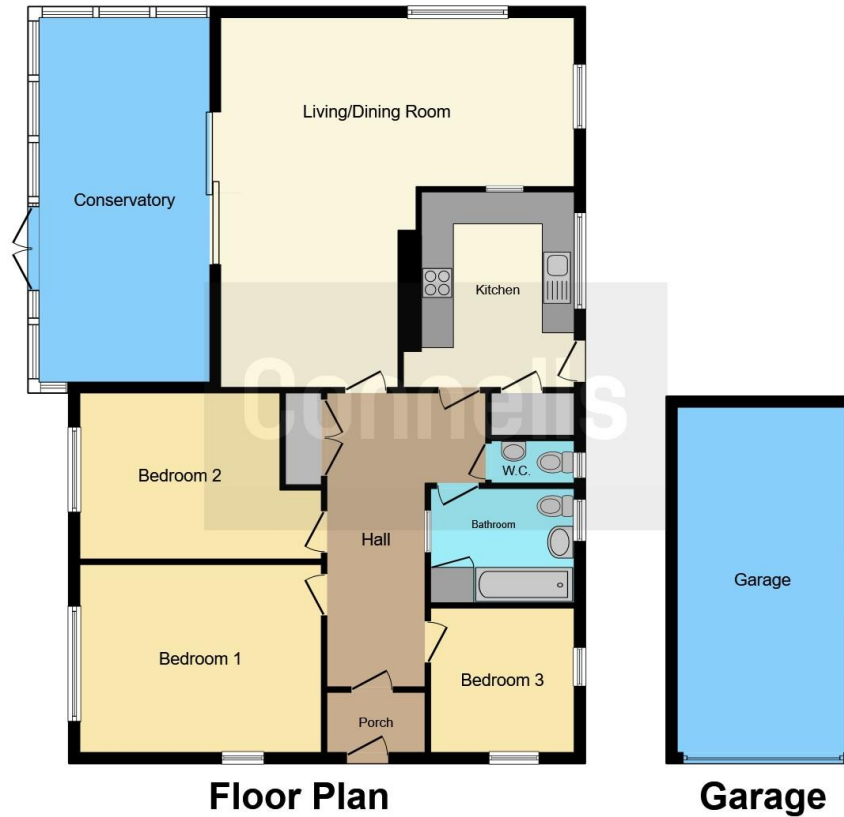
Front Garden

Gated entrance with driveway to front









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/EGR404494](https://www.connells.co.uk/Property/EGR404494)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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