



**Connells**

Harvest Hill  
East Grinstead

# Harvest House Harvest Hill East Grinstead RH19 4BU

for sale guide price  
**£625,000 - £650,000**



## Property Description

GUIDE PRICE: £625,000 - £650,000. A modern and spacious three double bedroom detached family home, situated in a sought after popular residential location within East Grinstead. The property has been updated and extended to create a modern long term family home. The property benefits from an inviting entrance hall with access to modern downstairs WC. There is a large double aspect lounge with patio doors to the rear. There is also a modern double aspect kitchen/diner which is fitted with a range of modern appliances and white goods, as well as a range of work top and storage space. There is a convenient utility room to the room, with further space for storage and white goods. In addition to this, there is a spacious family room / snug with a sky light above flooding the room with light. On the first floor the spacious theme continues with a master bedroom, benefiting from built in wardrobes and a modern en-suite with 'his and her' wardrobes. There is also two further double bedrooms and a modern family bathroom with separate bath and shower facilities. Eternally, the property boasts a driveway for multiple cars, whilst to the rear, there is a secluded two-tiered garden with patio area and garden shed. Located in this sought after residential location, there is easy access to the town centre, train station and a range of Ofsted rated schools.

## Front

Paved driveway with hedged border.

## Entrance Hall

Window to front. Stairs to first floor, laminate flooring, and radiator.

## Wc

Low level Wc, wash hand basin and vanity unit. Tiled flooring

## Lounge

19' 3" x 11' ( 5.87m x 3.35m )

Window to front and patio doors to rear. TV point, laminate flooring, patio doors and radiator.

## Kitchen/Diner

19' 2" x 12' 1" ( 5.84m x 3.68m )

Window to front and patio doors to rear. A range of base and wall mounted units, stainless steel sink top and drainer. Electric eye level oven, gas hob and extractor fan overhead. Built in fridge freezer, built in dishwasher and built in microwave. Tiled flooring and power points.

## Utility Room

6' 9" x 5' 10" ( 2.06m x 1.78m )

Window to rear. Wall mounted boiler. A range of base and wall mounted units, plumbing for both washing machine and tumble dryer. Under stairs storage cupboard, tiled flooring and radiator.

## Snug

15' 3" x 12' 11" ( 4.65m x 3.94m )

Window to side, patio doors to rear and skylight. TV point, vertical radiator, carpet, and power points.

## Landing

Window to rear. Door to all rooms, loft access, storage cupboard, and fitted carpet,

## Master Bedroom

13' 2" x 9' 2" ( 4.01m x 2.79m )

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

## En-Suite

Window to front. Low level Wc, 'his and her' wash hand basins and vanity unit. Heated towel rail. Double width shower unit with shower overhead. Tiled flooring.

## Bedroom Two

11' 2" x 9' 11" ( 3.40m x 3.02m )

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

## Bedroom Three

11' 2" x 8' 11" ( 3.40m x 2.72m )

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

## Family Bathroom

Window to front. Low level Wc, wash hand basin and vanity unit. Panelled bath with mixer taps, and corner shower unit with shower overhead. Heated towel rail and tiled flooring.

## Rear Garden

Enclosed by fences with gated side access. Laid to lawn with patio area and designed over two tiers. Garden shed and electric car charging point.

## Parking

Driveway to front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404651](http://connells.co.uk/Property/EGR404651)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404651 - 0003