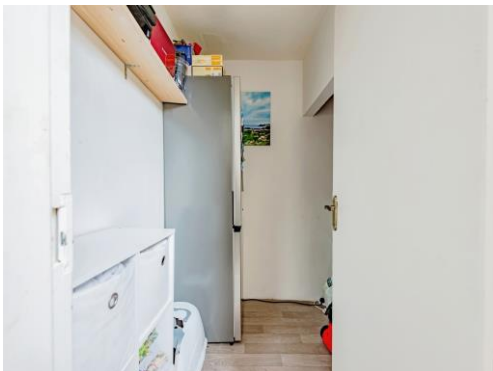




**Connells**

Withypitts  
Turners Hill Crawley





## Property Description

Connells are pleased to present to the market this well presented and unique two-bedroom split floor maisonette, located in the popular village location of Turners Hill. The property comprises of a ground floor entrance with a downstairs utility room. There are stairs to the main living space of the maisonette with a large window in the hallway, flooding the first floor with light. There is an inviting lounge with superb views over the local fields, it's the perfect space to relax and unwind. This leads to a well-equipped kitchen, which offers ample work top and storage space alongside space for a range of white goods. There is also a double aspect master bedroom, and a good-sized double aspect second bedroom. The internal accommodation is complete with a white suite family bathroom, with both bath and shower facilities. Externally, the property has plenty to offer with an attractive front lawn garden with a double driveway to the side. There is a path that leads to a detached gated garden which is laid to lawn with attractive bushes along the side. Located in this popular village location, there is access to a local shop, pub and Ofsted rated primary school. There is also access to both East Grinstead Town Centre.

## Front Garden

Laid to lawn with path to door.

## Entrance Hall

With stairs leading to first floor. Radiator, power points and laminate flooring.

## Lounge

11' 5" x 14' 7" ( 3.48m x 4.45m )

With window to the side. Storage cupboard, TV point, radiator, power points and fitted carpet.

## Kitchen

7' 2" x 9' 9" ( 2.18m x 2.97m )

With window to the side. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric oven and electric hob with extractor over. Space for fridge freezer and plumbing for washing machine. Part-tiled walls, power points and laminate flooring.

## Utility Room

4' 2" x 6' 2" ( 1.27m x 1.88m )

Power points, laminate flooring.

## Landing

With window to the front and access to the loft. Storage cupboard, power points and fitted carpet.

## Bedroom 1

9' 9" x 13' ( 2.97m x 3.96m )

Dual aspect with windows to the front and side. Radiator, power points and fitted carpets.

## Bedroom 2

9' 6" x 9' 2" ( 2.90m x 2.79m )

Dual aspect with windows to the side and front. Radiator, power points and fitted carpet.

## Bathroom

With window to the side and suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower attachment. Radiator and laminate flooring.

## Rear Garden

Path to fully enclosed garden. Laid to lawn with mature bush borders.

## Parking

Driveway with space for 2 cars.



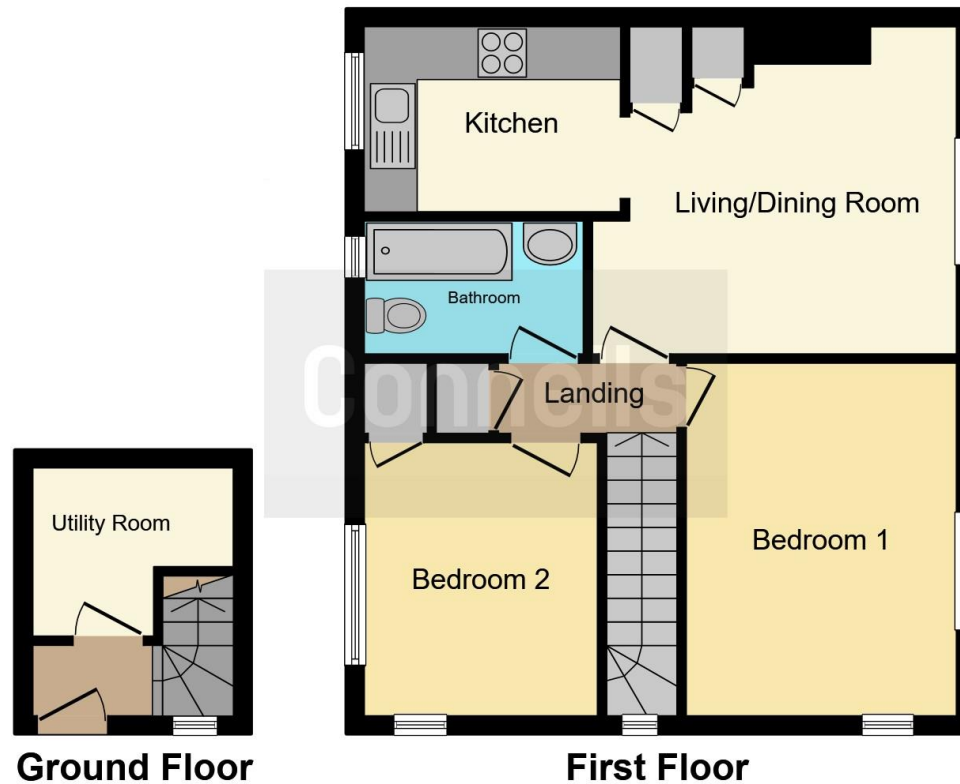












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404764](http://connells.co.uk/Property/EGR404764)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Apr 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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