

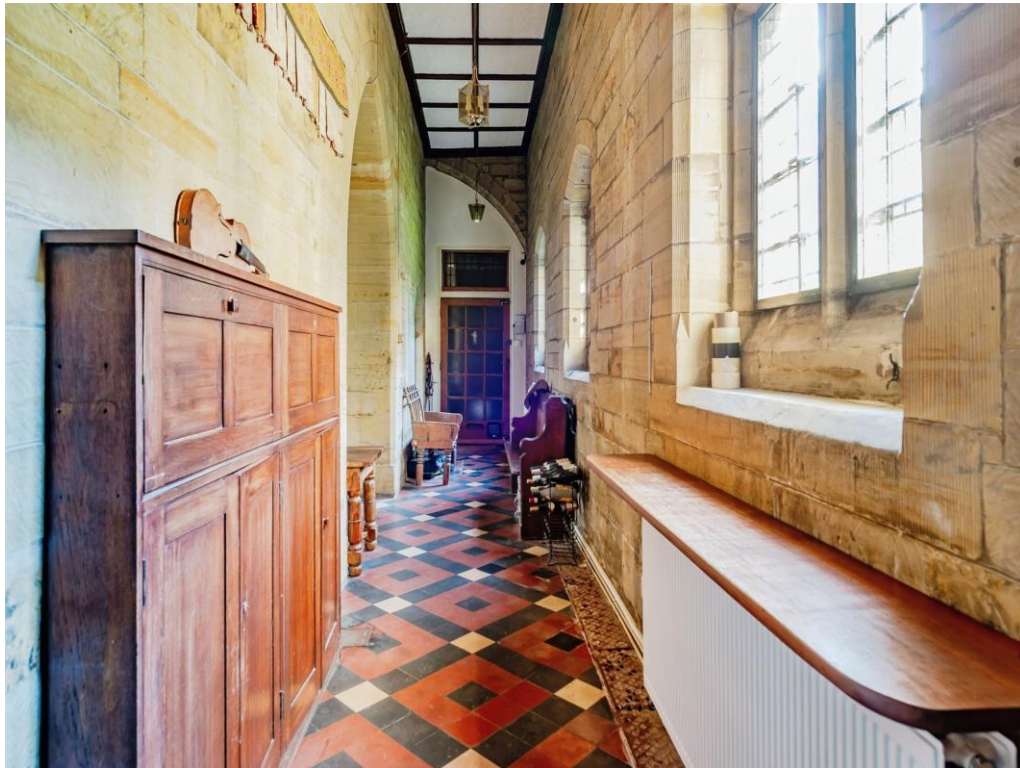


Connells

The Old Convent Moat Road
EAST GRINSTEAD

The Old Convent Moat Road EAST GRINSTEAD RH19 3RS

for sale guide price
£750,000



Property Description

Situated in this beautiful Grade I listed building which was converted into beautiful residential properties in the 1980's is this unique three-bedroom home. The property is accessed via the communal courtyard where you walk through the well-maintained grounds and get to take in the amazing architecture. Internally, the property benefits from a large and inviting entrance hall, complete with a range of Stained Glass Windows. The kitchen is positioned at the far end and benefits from ample storage and space for a range of white goods. The property boasts two reception rooms, the lounge offers stairs to a beautiful mezzanine area ideal for an office space or library. There is an equally spacious reception room to the rear, which would make the perfect formal dining room. On the first floor, the property has plenty to offer with a superb master bedroom, with gorgeous high ceilings and a range of fitted wardrobes. The master bedroom also has an en-suite shower room. In addition to this, there is a second double bedroom and a third bedroom, ideal as a children's bedroom or a home office. The property is complete with a family bathroom with both bath and shower facilities. Externally, there are 11 acres of communal woodland and grounds complimented by two tennis courts, heated swimming pool, boules, snooker room and stunning chapel. Located in this prime location, the property is within walking distance of the town centre and mainline station providing access to London within 1 hour.

Front Garden

With path leading to the front door and area laid to lawn.

Entrance Hall

With window to the front. Telephone point, understairs cupboard, radiator and tiled floor.

Lounge

13' 5" x 16' 1" (4.09m x 4.90m)

With window to the rear. Feature fire and surround, power points, radiator. Access to mezzanine balcony.

Dining Room

17' 1" x 11' (5.21m x 3.35m)

With window to the rear. Feature wood burner and surround, Radiator and power points.

Kitchen

13' 6" x 10' 1" (4.11m x 3.07m)

With window to the rear. Range of wall and base units with worktops over incorporating chrome sink and drainer. Space for oven with extractor over. Space for fridge and dishwasher. Radiator, power points and laminate flooring.

Landing

With doors to all rooms and loft access. Window to the front, radiator, and power points.

Bedroom 1

15' 7" x 17' 3" (4.75m x 5.26m)

With window to the rear. Range of fitted wardrobes. Telephone point, radiator, and power points.

En Suite

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and shower unit with shower over. Radiator.

Bedroom 2

11' x 11' (3.35m x 3.35m)

With window to the rear. Range of fitted wardrobes. Radiator and power points.

Bedroom 3

7' 5" x 13' 2" (2.26m x 4.01m)

Skylight. Radiator and power points.

Family Bathroom

Skylight. Suite comprising low level WC, wash hand basin with vanity unit under. Shower unit with shower over. Storage cupboard, radiator, part-tiled walls, and tiled floor.

Parking

Allocated parking to front for residents and visitor parking onsite.

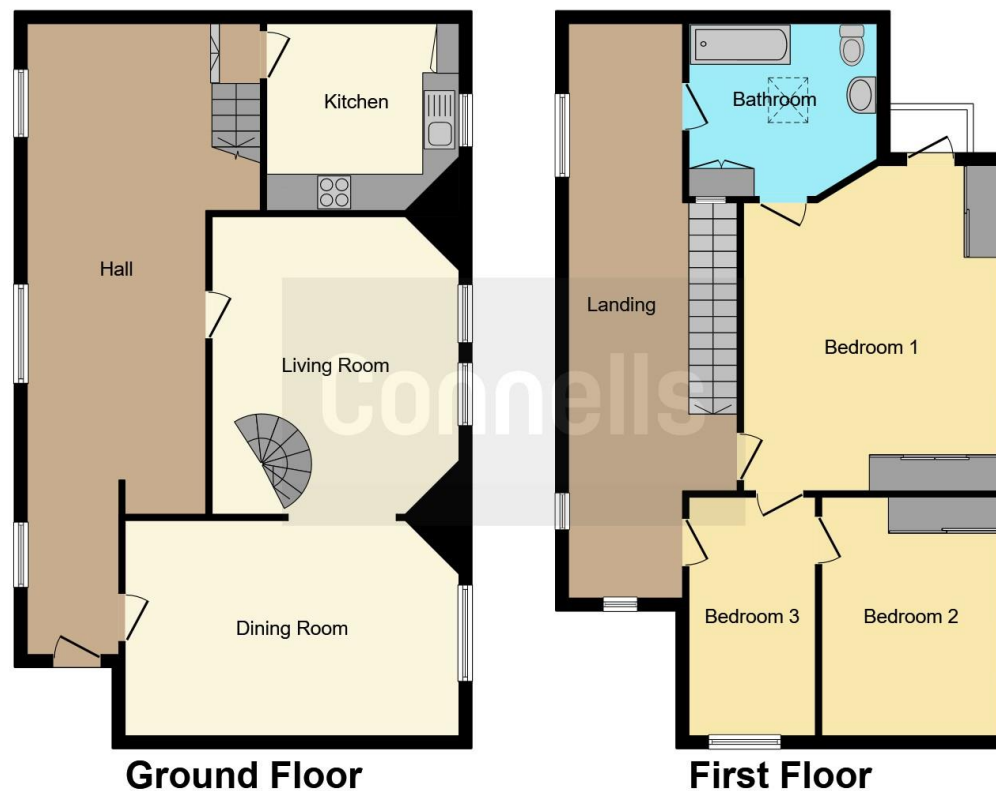
Communal Areas

Communal Garden with Tennis Court and heated Pool. Snooker Room.









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

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: Exempt

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404448

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1978. 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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR404448 - 0003