



**Connells**

Hazelden Farm Turners Hill Road  
East Grinstead



# Hazelden Farm Turners Hill Road East Grinstead RH19 4JZ

for sale  
**£750,000**



## Property Description

PUBLIC NOTICE

DATE OF NOTICE 03/04/2025

2 Hazelden Farm, Turners Hill Road, West Sussex, East Grinstead, RH19 4JZ

We advise that an offer has been made for the above property in the sum of £750,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Connells, 90 London Road, South East, RH19 1EP Tel: 01342 325 911

## Front Garden

With path leading to front door and garden laid to lawn.

## Entrance Hall

With door to the rear. Coat hanging space and power points,

## Cloakroom

With window to the front. Suite comprising low level WC and wash hand basin. Part tiled walls and tiled floor.

## Study

10' 2" x 15' 3" ( 3.10m x 4.65m )

Dual aspect with windows to the front and side. Power points.

## Lounge

11' 8" x 18' ( 3.56m x 5.49m )

With window and door to the rear. Power points.

## Kitchen/Diner

20' x 18' 4" ( 6.10m x 5.59m )

Dual aspect with window to the front and window and door to the rear. Range of wall and base units with work tops over, incorporating sink and drainer with mixer taps. Space for oven with extractor over. Space for fridge freezer. Built-in dishwasher. Breakfast bar. Power points and laminate flooring.

## Utility Room

6' 9" x 3' 7" ( 2.06m x 1.09m )

Range of base units. Boiler, plumbing for washing machine and laminate flooring.

## Inner Hall

With stairs leading to the first floor. Full length windows to the side and door leading to the garden.

## Bedroom 1

13' 2" x 15' 2" ( 4.01m x 4.62m )

Located on the ground floor. With window to the side, power points and laminate flooring.

## En Suite

With window to the side. Suite comprising low level WC, wash hand basin and corner shower unit with shower over. Heated towel rail. Tiled walls and tiled floor.

## Bedroom 2

10' 4" x 13' 6" ( 3.15m x 4.11m )

Located on the ground floor. With window to the rear. Cupboard and power points.

## En Suite

With window to the side. Suite comprising low level WC, wash hand basin and bath with mixer taps. Part tiled walls and tiled floor.

## Bedroom 3

12' 4" x 21' 2" max ( 3.76m x 6.45m max )

Located on the first floor. Dual aspect with windows to the front and rear. Range of built-in wardrobes. Eaves storage. Power points and fitted carpet.

## Bedroom 4

13' 4" x 12' 1" ( 4.06m x 3.68m )

Located on the first floor. Dual aspect with windows to the side and rear. Eaves storage. Power points and fitted carpet.

## Bathroom

Situated on the ground floor. With window to the side. Suite comprising low level WC, wash hand basin and corner bath with mixer taps. Shower unit with shower over. Heated towel rail. Understairs cupboard and tiled floor.

## Annex - Ground Floor

20' 2" x 17' 8" ( 6.15m x 5.38m )

Dual aspect with doors and windows to the front and side. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric oven and hob. Power points.

## Annex - Bathroom

Situated on the ground floor. With window to the side. Suite comprising low level WC and bath with mixer taps. Part tiled walls and tiled floor.

## Annex - Bedroom

9' 6" x 11' 8" ( 2.90m x 3.56m )

Situated on the first floor. With window to the side. Eaves storage and fitted carpet.

## Courtyard

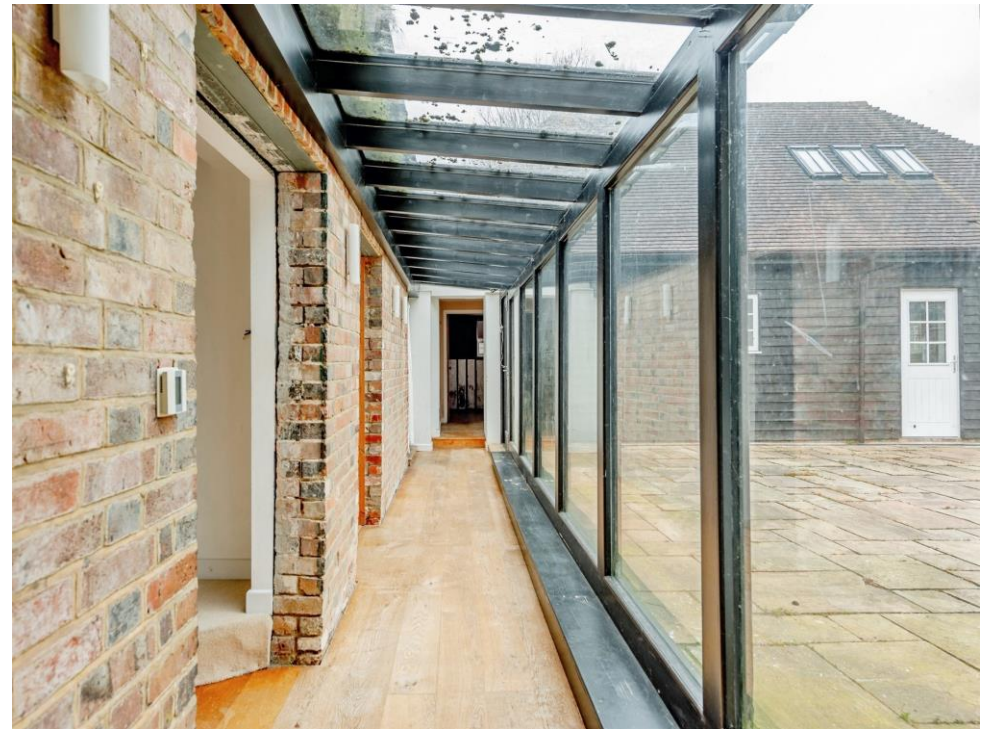
With gated access and patio area.

## Rear Garden

Open fields













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)

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90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: G**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404970](http://connells.co.uk/Property/EGR404970)**



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Property Ref: EGR404970 - 0006