

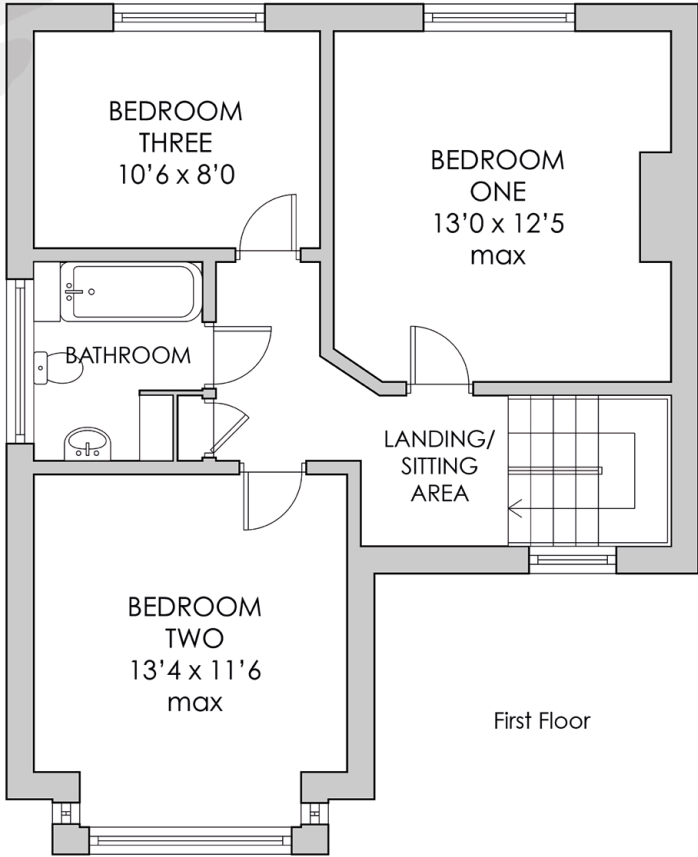
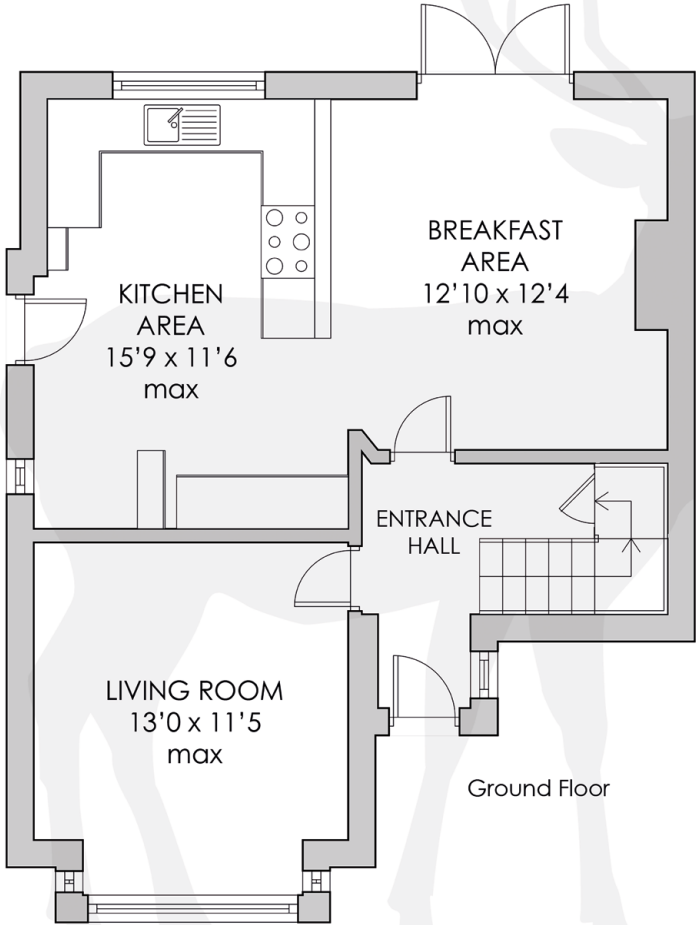


MOAT ROAD
East Grinstead, West Sussex



COLE'S
ESTATE AGENTS

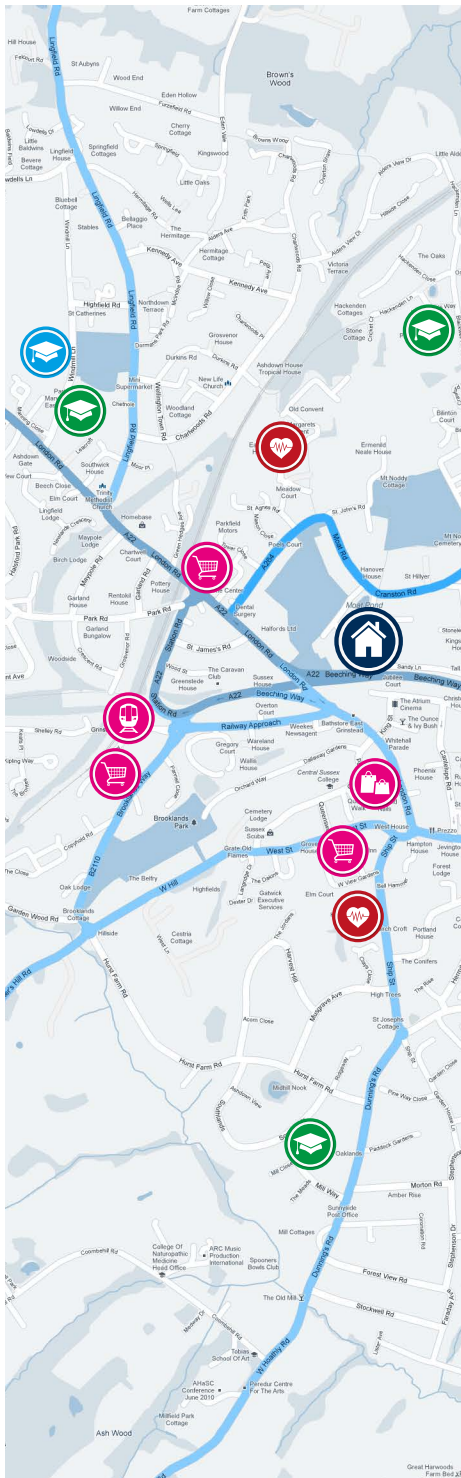
FLOOR PLANS



COLE'S ESTATE AGENTS
Ref 10000

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.



MOAT ROAD, EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A detached family home within a short walk of the town centre and mainline station offering well presented accommodation with the benefit of detached office/studio. The ground floor comprises entrance hall, breakfast area open to kitchen area and separate living room with bay window. The first floor consists of three bedrooms and bathroom.

Outside the property benefits from driveway for cars, large detached studio/office with wc and adjoining store room and westerly facing garden.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated in the heart of East Grinstead. Local primary and secondary schools are within easy reach and the town centre is only 0.2 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses, leisure centre, cinema and three supermarkets.

East Grinstead train station is only 0.5 miles away (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 10 miles away whilst the M25 is 11 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

KEY INFORMATION

Total Internal Area	1,294 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	D - 65

Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,421



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Asking Price £625,000





ACCOMMODATION

The property is entered via composite door to front with obscure glazed panel, opening to:

ENTRANCE HALL

Double glazed window to side, wooden parquet flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to living room and breakfast area.

LIVING ROOM

Double glazed bay window to front, radiator, wall lights, telephone point, television point.

BREAKFAST AREA

Double glazed patio doors to rear, cast iron fireplace with slate hearth, wooden parquet flooring, two radiators, downlighters, open to:

KITCHEN AREA

Range of wall and base units with wooden contrasting work surfaces incorporating sink and drainer with mixer tap, range cooker with double oven, grill and 5 ring gas hob, contemporary hanging extractor fan, space for American style dishwasher, space and plumbing for slimline dishwasher and washing machine, space for tumble dryer, part tiled walls, tiled flooring, radiator, downlighters, double glazed windows to rear and side, door to side.

First Floor

LANDING/SITTING AREA

Double glazed window to front, seating area with storage under, radiator, doors to all bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front, radiator, television point.

BEDROOM TWO

Double glazed bay window to front, radiator.

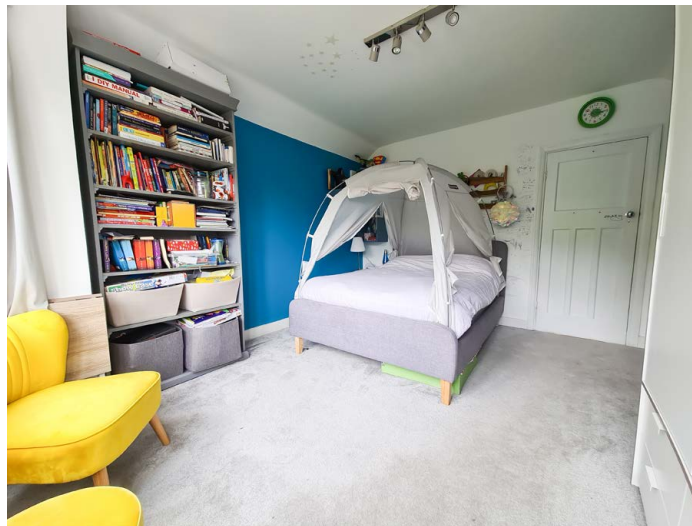
BEDROOM THREE

Double glazed window to rear, radiator.

BATHROOM

Fitted suite comprising panel bath with shower over, low level wc, wash hand basin with mixer tap and storage drawers under, part tiled walls, recessed area with shelving, frosted double glazed window to side.





OUTSIDE

FRONT GARDEN

Brick paved and gravel driveway providing parking for two cars, outside light, hedging to front, gate to side.

REAR GARDEN

Large paved terrace area, lawn area, shrub borders, garden shed, enclosed by fence panels.

DETACHED OFFICE/STUDIO

Generous in proportions with two double glazed sliding patio doors to side, wooden laminate flooring, downlighters, electric heater, wash hand basin with mixer tap, door to WC with low level wc and double glazed window to front. Adjoining store room with work benches.

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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