



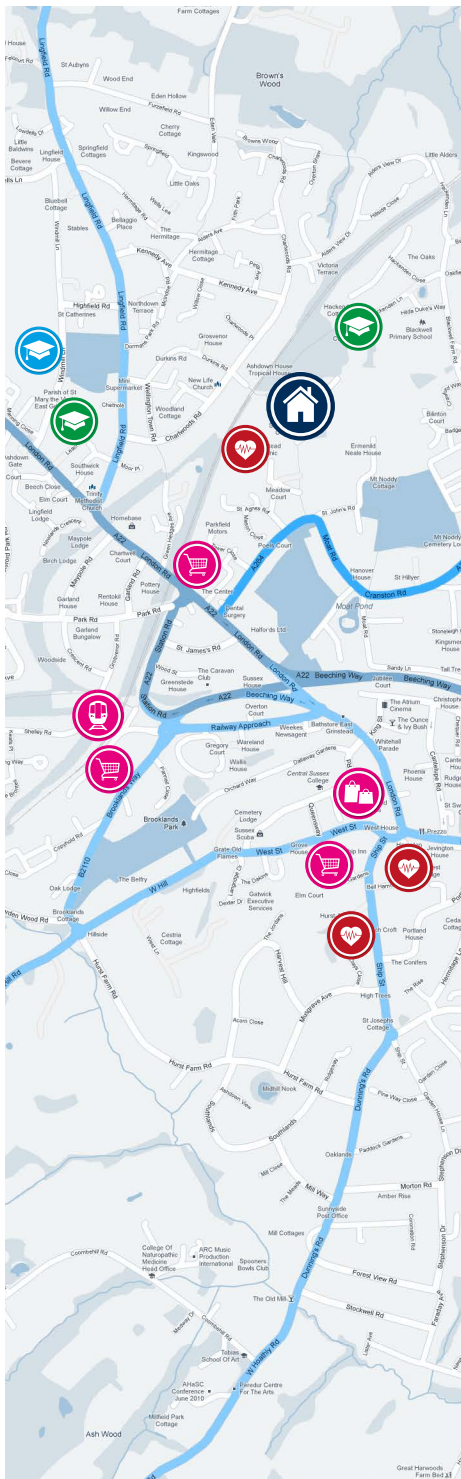
THE OLD CONVENT

East Grinstead, West Sussex



COLE'S
ESTATE AGENTS





THE OLD CONVENT, EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

An attractive and charming character conversion set in a sought after location with a wealth of features including stone mullion windows, wooden flooring, exposed beams and timbers, high ceilings and feature fireplaces. The property offers superbly presented and versatile accommodation built over three floors including entrance porch, living/dining room, kitchen/breakfast room, four bedrooms, play room, study/bedroom five and two bathrooms.

Outside the property benefits from small patio area and use of the 11 acres of glorious communal grounds which include lawn areas, orchard, heated swimming pool, tennis courts, children's play area and wooded area. In addition the property benefits from use of the main chapel and snooker room.

Viewings are essential to appreciate the accommodation on offer. No ongoing chain.

LOCATION

The property is situated in the heart of East Grinstead in a sought after private development. Local primary and secondary schools are within easy reach and the town centre is only 0.6 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is only 0.7 miles away 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

Internal Area	2,071 sq ft
Max Broadband	67 Mbps
Tenure	Share of Freehold
EPC Rating	N/A

Local Council	MID SUSSEX
Council Tax Band	F
Amount per annum	£2,741



4



2



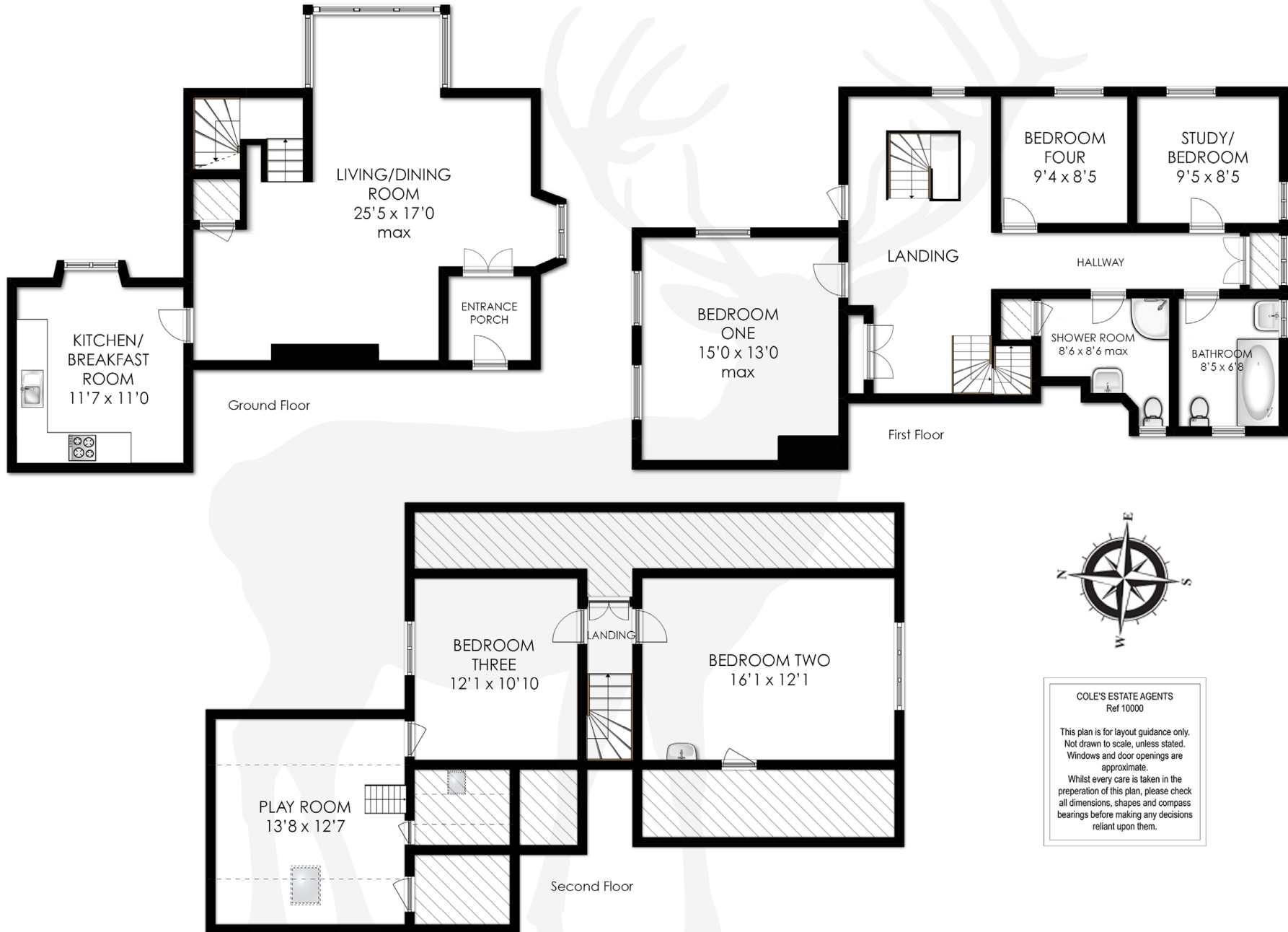
3

Asking Price £750,000





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.



ACCOMMODATION

The property is entered via solid wooden door opening to:

ENTRANCE PORCH

Original wooden herringbone parquet flooring, radiator, wall light, wooden tongue and groove panelling, coat hooks, double swing doors to:

LIVING/DINING ROOM

Triple aspect with feature mullion leaded light bay window to front with window seats and mullion window to side with window seat, exposed beams and timbers, original wooden herringbone parquet flooring, wooden tongue and groove panelling to dado height, feature open fireplace with brick hearth and stone surround, television point, satellite point, two radiators, wall lights, stairs to first floor, large understairs storage cupboard, ornate corning, ceiling rose with chandelier, door to:

KITCHEN/BREAKFAST ROOM

Range of wall, base and display units with contrasting work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap and water filter, 4 ring gas hob with extractor fan over, built in double oven and grill, integrated fridge, integrated freezer, space and plumbing for dishwasher, under cupboard lighting, part tiled walls, wooden herringbone parquet flooring, spot lights, mullion window to front with window seat.

First Floor

LANDING

Triple aspect with leaded light window to front, fire escape to side and mullion window to side, ornate corning, storage cupboard with shelving, utility cupboard with space and plumbing for washing machine and tumble dryer, stairs to second floor, three radiators.

BEDROOM ONE

Double aspect with leaded light window to front and side, cast iron fireplace with tiled surround, range of fitted wardrobes, drawer units and dressing table, radiator with decorative cover, wooden tongue and groove panel walls.

BEDROOM FOUR

Leaded light window to front, radiator.

STUDY/BEDROOM FIVE

Leaded light window to side and front, radiator.

BATHROOM

Fitted suite comprising panel bath with Victorian style





mixer tap and shower attachment, low level wc, wash hand basin with Victorian style mixer tap and storage cupboard under, part tiled walls, radiator with heated towel rail, tiled flooring, wall mounted storage cupboard, frosted leaded light window to rear and leaded light window to side.

SHOWER ROOM

Fitted suite comprising corner shower cubicle with drencher style shower head, wash hand basin with Victorian style mixer tap and storage cupboard under, low level wc, radiator with heated towel rail, understairs storage cupboard, tiled flooring, downlighters, leaded light window to rear.

Second Floor

LANDING

Storage cupboard with access to large eaves storage cupboard.

BEDROOM TWO

Leaded light window to side, pedestal wash hand basin with mixer tap, radiator, wall light, exposed beams and timbers, two radiators, eaves storage cupboard.

BEDROOM THREE

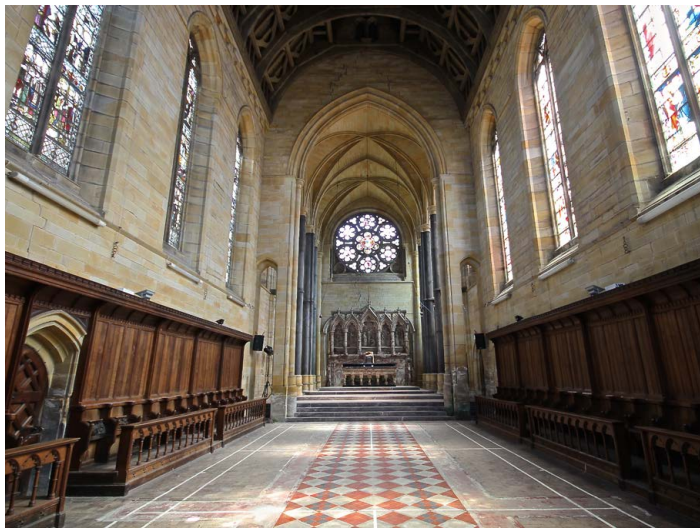
Leaded light window to side, radiator, loft hatch, exposed beams and timbers, range of fitted office furniture, low level door to:

PLAY ROOM

Vaulted ceiling with exposed beams and timbers, range of shelving units, Velux double glazed window to rear, small mezzanine level with Velux double glazed window to front with storage under.







OUTSIDE

PATIO AREA

Small patio area with space for table and chairs.

COMMUNAL GROUNDS

Eleven acres of grounds that include a heated swimming pool, two tennis courts, children's play area, multi purpose play area, fruit orchards, lawn areas and wooded area. In addition there is a Snooker Room with full sized snooker table situated within the Chapel. There is also ample visitor parking.

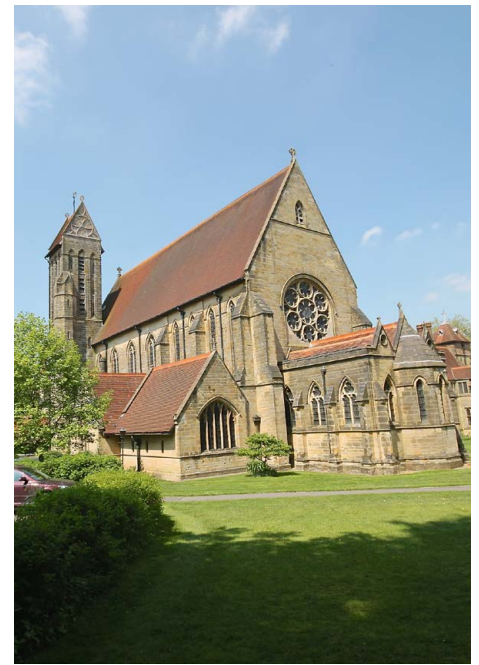
VIEWINGS

Viewing by appointment with Cole's Estate Agents

01342 324616

sales@colesestateagents.com







01342 324616

sales@colesestateagents.com

www.colesestateagents.com



Cole's give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs & plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cole's have not tested any services, equipment or facilities. Potential purchasers must satisfy themselves by inspection prior to completion.

