

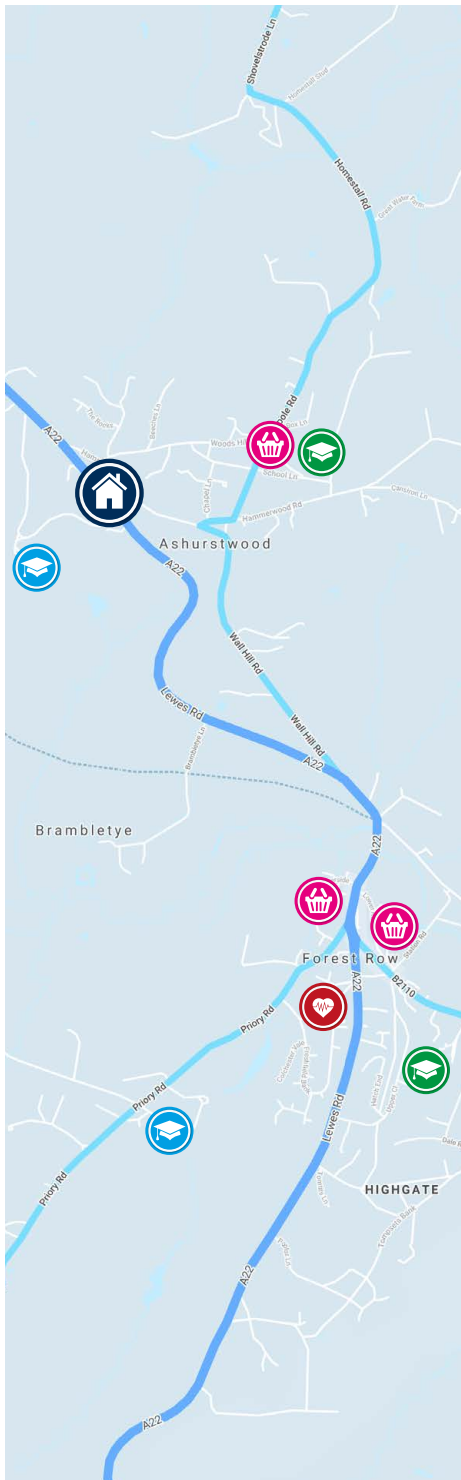


HURST LODGE  
Ashurst Wood, West Sussex









# HAMMERWOOD ROAD, ASHURST WOOD, WEST SUSSEX

## PROPERTY DESCRIPTION

A substantial detached property within easy reach of the village centre offering spacious and versatile accommodation with the potential for modernisation. The ground floor comprises entrance porch, entrance hall, cloakroom, living room, conservatory, dining room, study, kitchen/breakfast room, utility room and side lobby. The first floor consists of landing, master bedroom with dressing room and ensuite shower room, guest bedroom with ensuite bathroom, two further bedrooms and bathroom.

Outside the property benefits from driveway, double garage and well maintained rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

## LOCATION

The property lies within 0.25 miles of various local shops including a general store, family butcher, together with primary school and pub. Forest Row is only 1.1 miles away and has a wider range of specialist shops and facilities whilst East Grinstead is only 2.2 miles distant and offers a comprehensive range of shopping, coffee shops, restaurants, public houses, supermarkets and leisure facilities.

East Grinstead train station is 2.5 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 12 miles away whilst the M25 is 13 miles distant.

## KEY INFORMATION

Internal Area	1,658 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	E - 39
Local Council	MID SUSSEX
Council Tax Band	G
Amount per annum	£3,373



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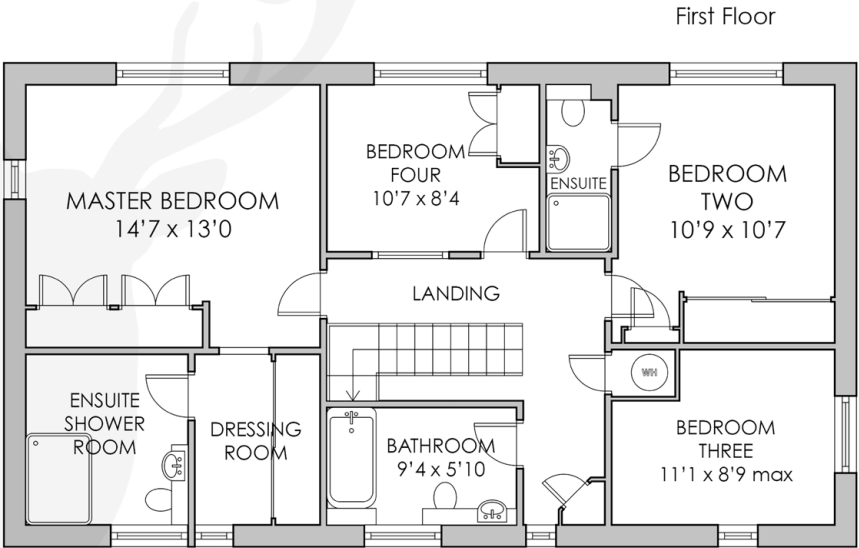
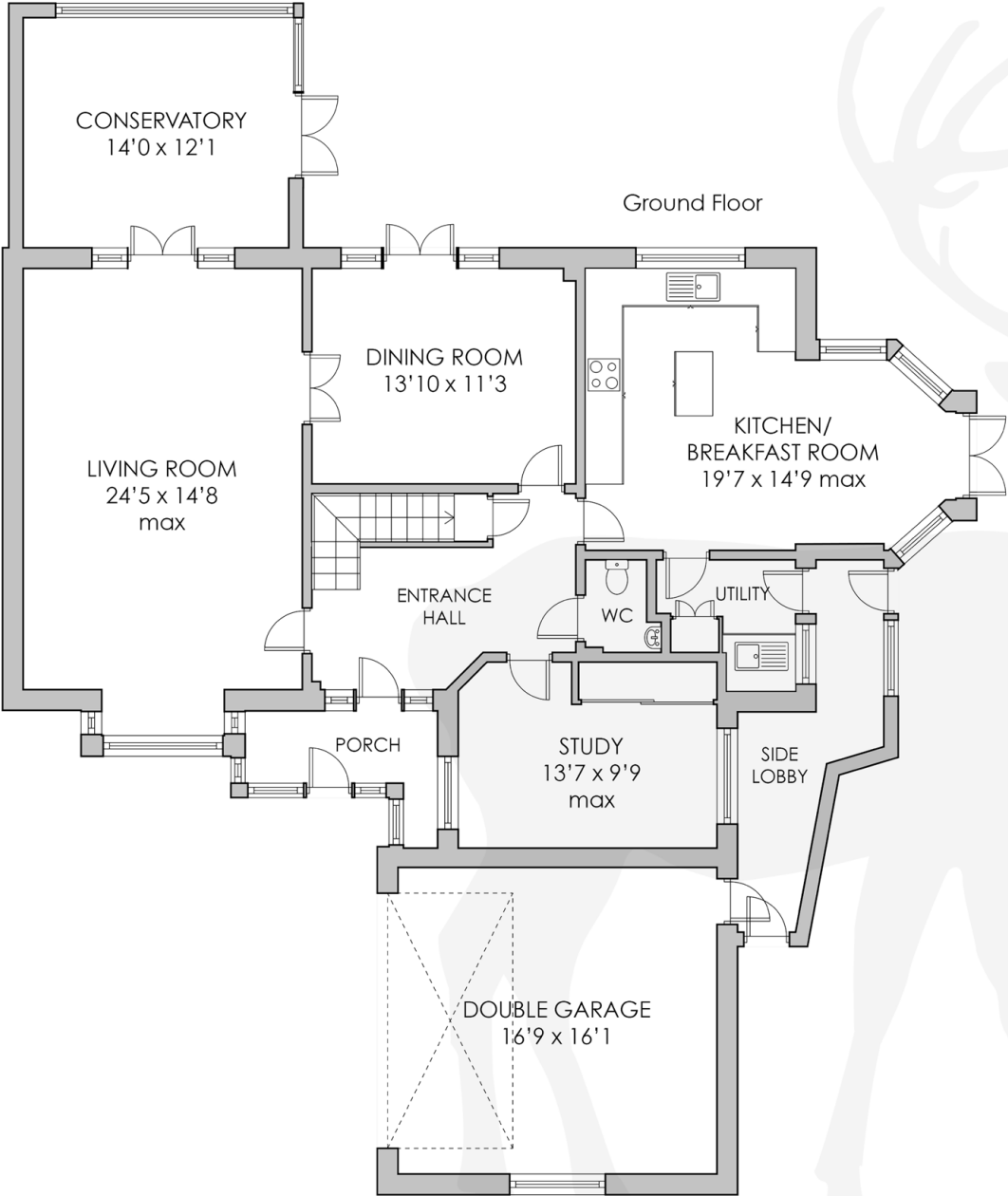


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**Asking Price £750,000**



# 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 a leaded light double glazed door to front opening to:

**ENTRANCE PORCH** Tiled flooring, wall light, double glazed leaded light windows to front and side, wooden door opening to:

**ENTRANCE HALL** Stairs to first floor, two leaded light glazed windows to front, video entry phone system, radiator, under stairs storage cupboard, doors to living room, dining room, wc and study.

**WC** Low level wc, wash hand basin with mixer tap and storage cupboards under, part tiled walls, radiator, extractor fan.

**STUDY** Dual aspect with wooden double glazed leaded light windows to sides, fitted storage cupboard with shelving, sliding doors, radiator, telephone point.

**LIVING ROOM** Dual aspect with double glazed leaded light wooden bay window to front and patio doors and windows to rear, glazed double doors to the dining room, feature brick fireplace with gas flame effect fire, wooden mantle and tiled hearth, picture rail, television point, satellite point, three radiators.

**CONSERVATORY** Double glazed leaded light windows to rear and side, patio doors to side, radiator, wall light, skylight, downlights.

**DINING ROOM** Double glazed patio doors and window to rear, radiator, picture rail.

### KITCHEN/BREAKFAST ROOM

Range of wall and base units with contrasting worksurfaces and island incorporating 1.5 bowl sink with mixer tap and waste disposal unit, 4 ring electric hob with extractor fan over, built in oven and grill, integrated fridge with freezer box, space and plumbing for a dishwasher, partially vaulted ceiling with exposed beam and ceiling fan, two radiators, double glazed leaded light windows with patio door to side, leaded light window to rear, downlights, door to utility room.

**UTILITY ROOM** Wall and base units with contrasting work surface incorporating stainless steel sink with draining board and mixer tap, space and plumbing for washing machine, larder cupboard, radiator, downlights, part tiled walls, extractor fan, wooden double glazed window and door to side giving access to the side lobby.







**SIDE LOBBY** Wooden double glazed window and door to side, quarry tiled flooring, radiator, skylight and door to garage.

First Floor

**LANDING** Loft hatch with pull down loft ladder, telephone entry hand set, high level window to front, built in storage cupboard with shelving, airing cupboard housing hot water cylinder with slatted shelving area, doors leading to all bedrooms and bathroom.

**MASTER BEDROOM** Dual aspect with wooden double glazed leaded light windows to rear and side, range of fitted wardrobes with hanging rails and shelving, fitted dressing unit, radiator, archway to:

**DRESSING ROOM** Range of fitted wardrobes with sliding doors, hanging rails and shelving, radiator, wooden double glazed leaded light window to front, door to:

**ENSUITE SHOWER ROOM** Fitted suite comprising walk-in shower with glass shower screen and thermostatic shower, vanity unit with inset wash hand basin and mixer tap with storage cupboards under, low wc with concealed cistern, bathroom cabinet with inset downlighter, tiled flooring, radiator, electric heated towel rail, downlighters, extractor fan, obscure double glazed window to front.

**BEDROOM TWO** Wooden double glazed leaded light window to rear with secondary glazing, radiator, fitted wardrobes with sliding doors, hanging rail and shelving, door to ensuite shower room.

**ENSUITE SHOWER ROOM** Suite comprising shower cubicle with shower, wash hand basin with mixer tap, low level wc with concealed cistern, fully tiled walls, mirror, wall lights, shaver point, radiator, extractor fan, downlighters.

**BEDROOM THREE** Dual aspect with wooden double glazed leaded light windows to front and side, radiator, telephone point.

**BEDROOM FOUR** Wooden double glazed leaded light window to the rear with secondary glazing, radiator, telephone point.

**BATHROOM** Fitted suite comprising panel bath with mixer tap and shower over, vanity unit with inset wash hand basin and storage cupboards, low level wc with concealed cistern, heated towel rail, part tiled walls, bathroom cabinet with inset downlighter and mirror door, extractor fan, downlighters, tiled flooring, obscure double glazed leaded light window to front.







## OUTSIDE

**FRONT GARDEN** Large brick paved driveway with covered car port providing parking for several vehicles, outside lights, gate to sides giving access to rear garden and side lobby.

**GARAGE** Electric up and over door, obscured double glazed window to side, Worcester wall mounted boiler, range of wall and base units, worksurface, space for a tumble dryer.

**REAR GARDEN** Paved patio area, gravel patio area with well stocked borders, well maintained lawn area with raised flower and shrub borders, further paved patio area with outside light and electric sun awning, additional awning, enclosed by fence panels.







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