



## Withypitts, Turners Hill

Guide Price £260,000 – £280,000

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## Withypitts, Turners Hill

- 2-double bedroom 1st floor maisonette
- Private and spacious detached garden
- Parking for 4 cars
- Modern décor
- Village location with stunning views
- Good access to East Grinstead and Crawley
- Council Tax Band 'C' and EPC 'D'

Mansell McTaggart is delighted to present this beautifully presented and unique two-bedroom split-level maisonette, complete with a spacious, private garden. Located in the highly sought-after village of Turners Hill, this property offers an ideal blend of modern living in a peaceful, rural setting.

The property opens to a ground-floor entrance, which leads into a convenient utility room. A staircase then ascends to the first floor, where a large window in the stairwell creates a bright and airy atmosphere. The generously sized living room, located straight ahead, provides ample space for a large L-shaped sofa and a desk. A large window floods the room with natural light, while an electric fireplace adds warmth and charm for those cosy evenings in.

Beyond the living room, you will find a recently remodelled kitchen, offering plenty of space for all your appliances, as well as ample worktop and cupboard storage.





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Both bedrooms are of a good size and can easily accommodate double beds with additional furnishings. The second bedroom also features a built-in wardrobe, perfect for storing clothes and personal items. The well-maintained family bathroom includes a bath with a shower attachment, a sink, a toilet, and additional storage space. There is an airing cupboard in the hallway which has a newly installed boiler inside, alongside a loft hatch with a generous sized boarded loft.

One of the standout features of this property is the driveway, which comfortably fits up to four cars (two with ease). Additionally, the property boasts a private, detached garden at the end of the development. This outdoor space includes a seating area with a table and chairs, a garden shed, and an a privately owned front garden. Surrounded by picturesque farmland and scenic walking routes, this property offers a peaceful retreat.

Conveniently located just a short drive from Three Bridges train station and nestled in a welcoming village.

### Lease Details

Length of Lease: 125 years from 10 April 1997

Annual Service Charge – £270

Service Charge Review Period – April

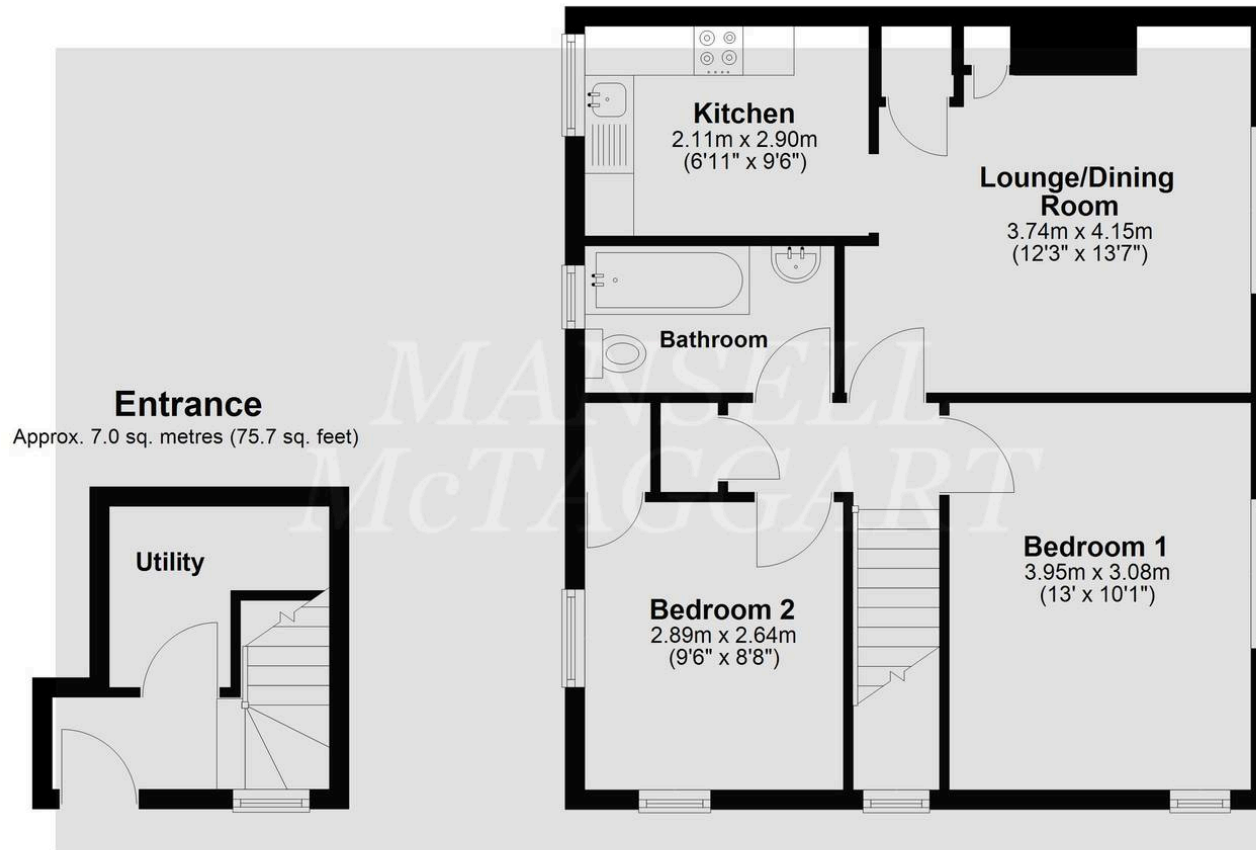
Annual Ground Rent – £10.00

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.6 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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