



**Connells**

Brook Manor Turners Hill Road  
East Grinstead

# Brook Manor Turners Hill Road East Grinstead RH19 4LX

for sale offers in excess of  
**£600,000**



## Property Description

A beautifully renovated four-bedroom period home, forming part of an exclusive gated development, ideally positioned just a short walk from East Grinstead's mainline station and town centre.

This charming property effortlessly combines character and modern living, boasting an array of original period features including high ceilings, feature fireplaces and elegant proportions throughout. Recently updated to a high standard, the home offers stylish, turnkey accommodation perfectly suited for contemporary family life.

The ground floor provides generous and light-filled living spaces ideal for both everyday living and entertaining, while upstairs the four well-appointed bedrooms offer flexibility for families, guests or home working.

Externally, the property enjoys delightful private courtyard gardens, perfect for relaxing or al fresco dining, alongside access to beautifully maintained communal grounds. Residents also benefit from 3 1/2 acres with exclusive tennis courts and stunning views overlooking neighbouring woodland, creating a peaceful, semi-rural feel despite the highly convenient central location.

Situated within easy walking distance of the town centre's shops, cafés and amenities, as well as the mainline railway station with direct links to London, this is a rare opportunity to secure a character home in one of East Grinstead's most sought-after settings.

## Entrance Hall

## Downstairs Cloakroom

### Lounge

17' 6" x 13' 7" ( 5.33m x 4.14m )

### Dining Room

13' 7" x 11' 5" ( 4.14m x 3.48m )

### Kitchen

16' 5" x 9' 8" ( 5.00m x 2.95m )

### Utility Room

5' 3" x 4' 7" ( 1.60m x 1.40m )

## Landing

### Bedroom 1

13' 8" x 12' 4" ( 4.17m x 3.76m )

### En Suite

### Bedroom 2

11' x 9' 6" ( 3.35m x 2.90m )

### Bedroom 3

13' 5" x 7' 3" ( 4.09m x 2.21m )

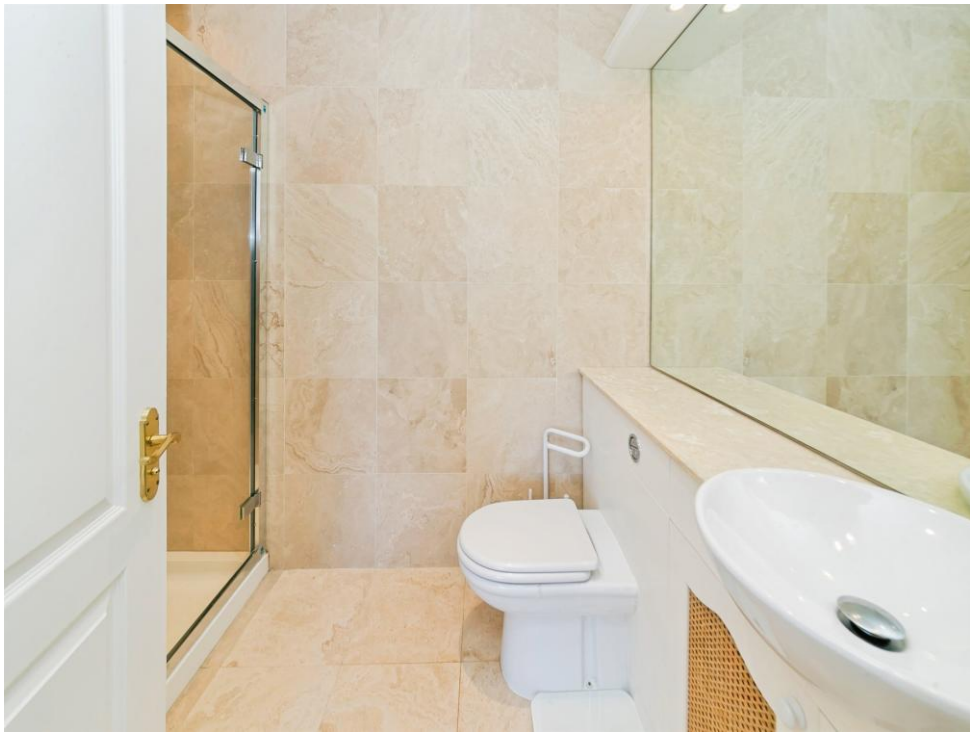
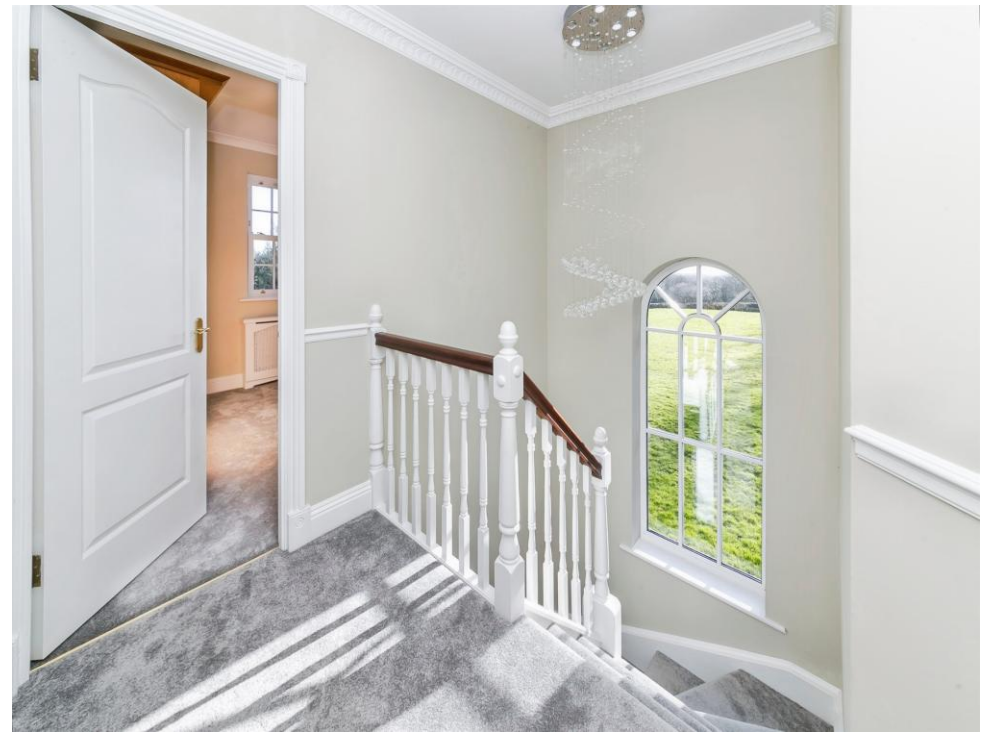
### Bedroom 4

9' 10" x 9' 1" ( 3.00m x 2.77m )

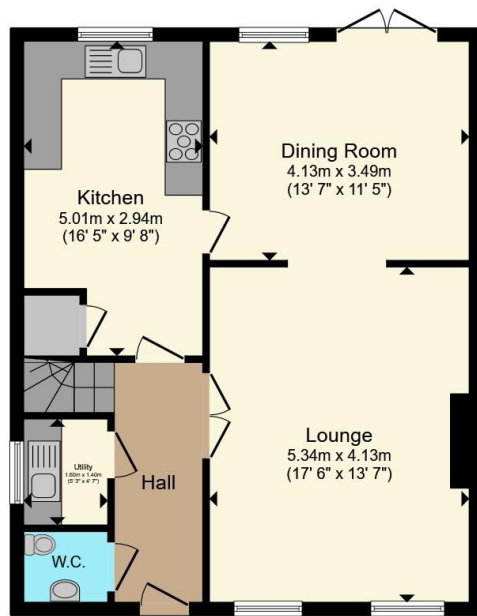
## Bathroom

## Garage

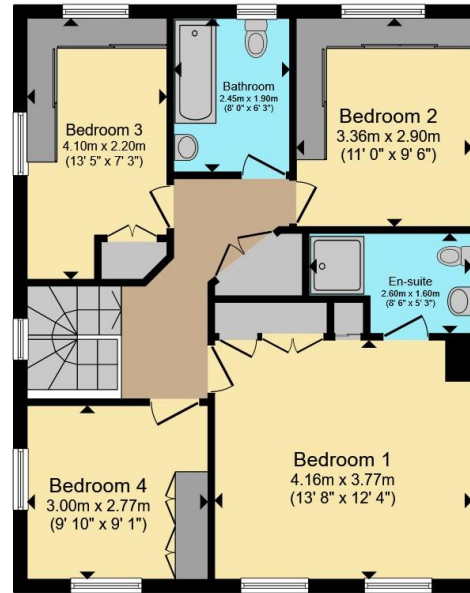




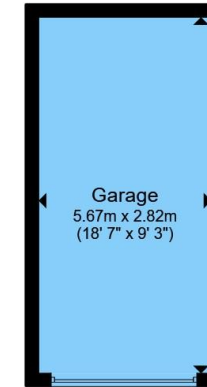




**Ground Floor**



**First Floor**



**Garage**

Total floor area 142.0 m<sup>2</sup> (1,528 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax Band: G

Service Charge: 4500.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405540](http://connells.co.uk/Property/EGR405540)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EGR405540 - 0005