

Connells

Brooknook Lake View Road
Felbridge EAST GRINSTEAD

Brooknook Lake View Road
Felbridge EAST GRINSTEAD RH19 2QF

for sale guide price
£1,000,000







Property Description

This delightful and deceptively spacious four-bedroom chalet bungalow occupies a substantial plot on the sought-after Lake View Road, East Grinstead, offering an exceptional opportunity for families, those seeking multi-generational living, or buyers looking for space both inside and out.

Approached via a gated entrance, Brooknook enjoys an impressive frontage and a sense of privacy rarely found. The property boasts flexible and versatile accommodation, including four well-proportioned bedrooms, with two generous bedrooms benefitting from their own en-suite facilities, including a spacious first-floor principal bedroom suite.

Externally, the home truly comes into its own. The expansive rear garden provides an abundance of outdoor space, ideal for entertaining, family activities, gardening enthusiasts or future potential (subject to any necessary consents). Complementing the grounds are several outbuildings, offering excellent storage, workshop space, home office potential or a variety of other uses.

Combining generous living accommodation, a substantial plot, gated access and versatile outdoor buildings, this unique chalet bungalow offers the perfect blend of privacy, practicality and future potential, all within easy reach of East Grinstead's town centre, schools and transport links. NO ONWARD CHAIN!

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.















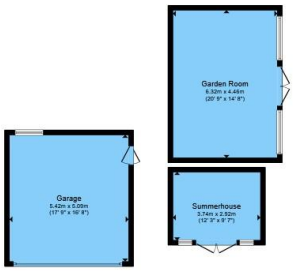




Ground Floor



First Floor



Outbuilding

Total floor area 298.8 m² (3,217 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

Connells

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: E

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405834

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.