

Price:

£440,000

Garnham
H Bewley

Coombe Hill Road, East Grinstead



- Characterful Terraced Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Large Front & Rear Gardens
- Positioned on a Highly-Sought After Private Road
- Driveway Parking
- Stunning Countryside Views
- No Onward Chain

For further information contact Garnham H Bewley:

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Yew Hurst, Coombe Hill Road, East Grinstead, West Sussex RH19 4LZ

Yew Hurst, Coombe Hill Road, East Grinstead - A Charming Two-Bedroom Cottage with Exciting Potential in a Highly Desirable Location.

Situated on Coombe Hill Road, one of East Grinstead's most desirable private roads, Yew Hurst is a charming two-bedroom terraced cottage dating back to circa 1910. Brimming with character and offering excellent potential for extension and improvement, this appealing home presents a wonderful opportunity for buyers seeking a property they can personalise and enhance to their own taste.

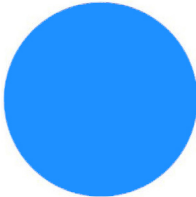
The ground floor accommodation comprises an entrance hall, a comfortable living room and a separate dining room, providing well-defined spaces for both relaxing and entertaining. The kitchen is conveniently positioned to the rear of the property, with access to the garden and further scope to reconfigure or extend, subject to the necessary planning permissions and consents.

On the first floor, there are two bedrooms, a bathroom and a landing. A particularly attractive feature of the property is the stunning countryside views enjoyed from upstairs, adding to the sense of space and rural charm.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. The generous, sweeping front garden is predominantly laid to lawn and offers considerable scope to create additional parking, subject to any necessary permissions and alterations. To the rear, a private, moderately sized garden provides a pleasant outdoor retreat, with a patio area immediately behind the house and steps leading down to a lawned garden beyond.

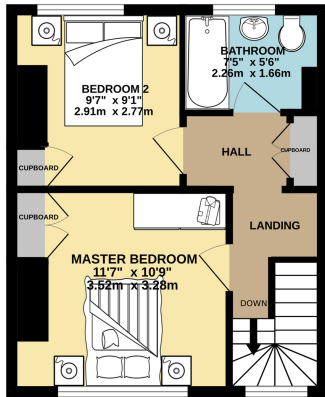
With its period charm, private setting, generous front garden and exciting potential to extend, Yew Hurst represents a rare opportunity to acquire a characterful cottage in a sought-after East Grinstead location. Whether enjoyed as it stands or thoughtfully developed to create a more contemporary home, the property offers considerable scope for its next owner.

Coombe Hill Road Management Charge: £187.48 per annum.



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1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



Accommodation

Ground Floor:

Living Room:

10' 10" x 10' 9" (3.30m x 3.28m)

Dining Room:

9' 9" x 9' 7" (2.97m x 2.92m)

Kitchen:

6' 7" x 9' 6" (2.01m x 2.90m)

First Floor:

Master Bedroom:

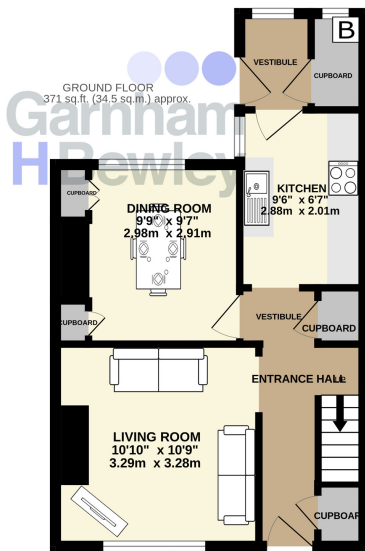
10' 9" x 11' 7" (3.28m x 3.53m)

Bedroom Two:

9' 1" x 9' 7" (2.77m x 2.92m)

Bathroom:

7' 5" x 5' 6" (2.26m x 1.68m)



YEW HURST - FLOORPLAN

TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (2.9 miles)

Lingfield Station (4.3 miles)

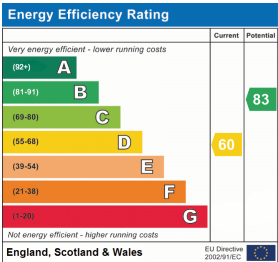
Nearest Schools:

The Meads Primary School (0.3 miles)

St Mary's Church of England Primary School (1.3 miles)

St Peter's Catholic Primary School (1.1 miles)

Estcots Primary School (1.0 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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