



Guide Price
£1,200,000

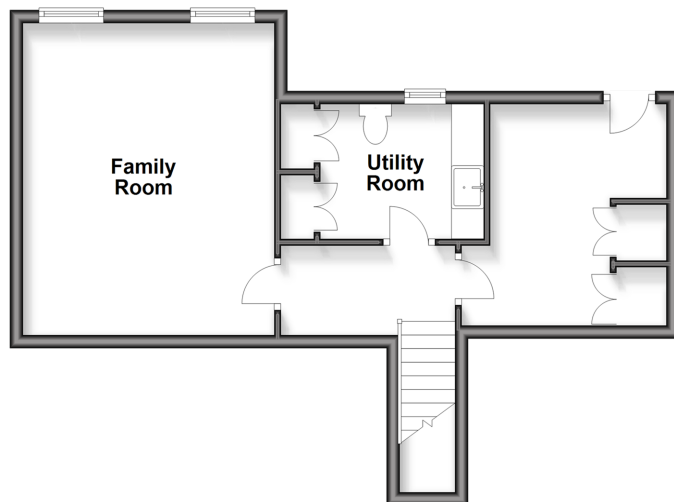
Freehold

4x  3x  3x 

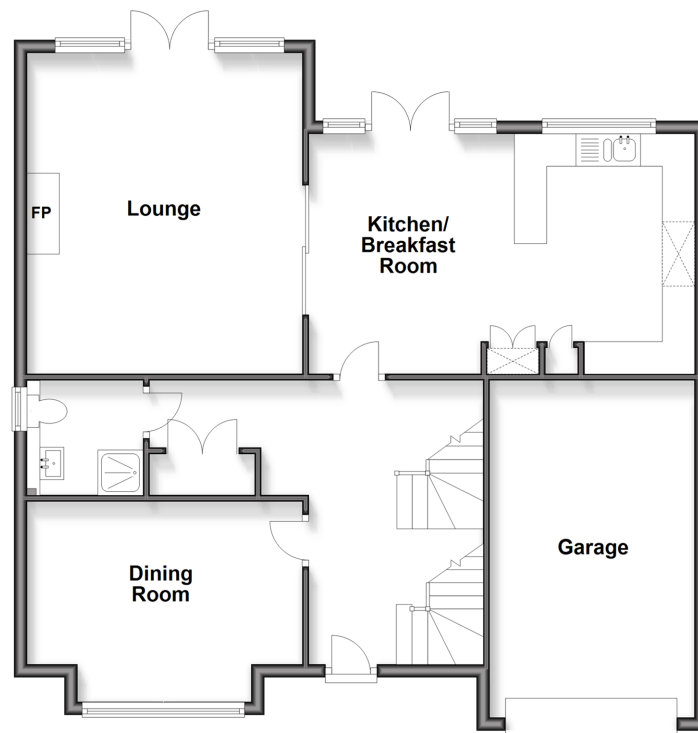
West Lane, East
Grinstead, West Sussex,
RH19

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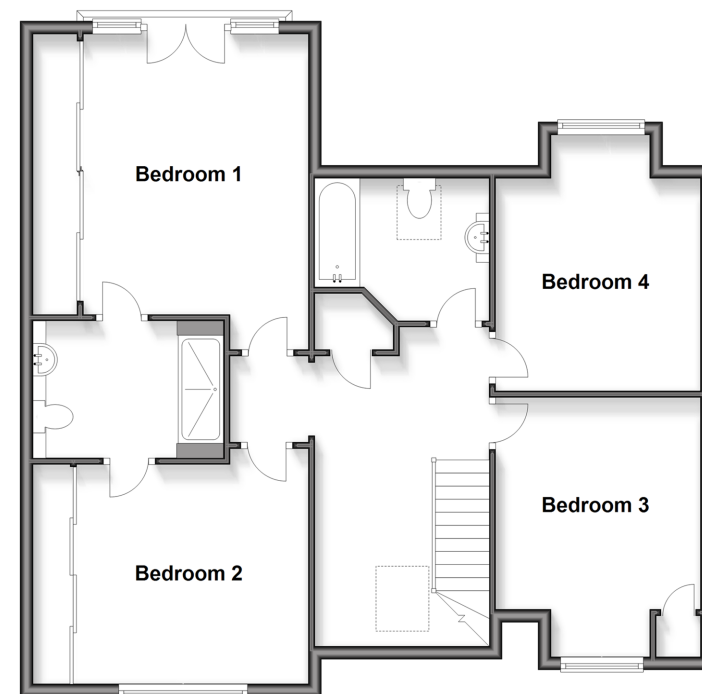
Lower Ground Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Ground Floor
Approx. 94.2 sq. metres (1013.8 sq. feet)



First Floor
Approx. 87.2 sq. metres (938.5 sq. feet)
(excluding Balcony)



Accommodation

LOWER GROUND FLOOR

Hallway
Family Room: 15'9 x 12'10 (4.80m x 3.91m)
Utility Room: 8'2 x 6'11 (2.49m x 2.11m)
Workshop/Boot Room: 11'7 x 9'0 (3.53m x 2.75m)

GROUND FLOOR

Entrance Hall
Wet Room
Lounge: 16'5 x 14'0 (5.01m x 4.27m)
Dining Room: 14'0 x 10'3 (4.27m x 3.13m)
Kitchen/Breakfast Room: 19'8 x 12'2 (6.00m x 3.71m)

FIRST FLOOR

Landing
Bedroom 1: 14'4 x 14'1 (4.37m x 4.30m)
Bedroom 2: 13'10 x 11'2 (4.22m x 3.41m)
Jack & Jill En-Suite Shower
Bedroom 3: 10'11 x 10'4 (3.33m x 3.15m)
Bedroom 4: 10'10 x 10'4 (3.30m x 3.15m)
Family Bathroom

OUTSIDE

Front & Rear Gardens
Driveway
Garage



Main features

- Extremely eco-friendly and energy efficient
- Spectacular rear views over garden and countryside
- Situated on arguably one of East Grinstead's best locations
- Beautiful Scandia-Hus constructed on a private road in 2011
- Lower ground floor multi use space currently used as cinema room/family room & workshop



Nearest Schools

Primary Schools: Meads Primary, The 0.8 miles, Estcots Primary 1.1 miles, St Peter's Catholic Primary 1.1 miles
Secondary Schools: Sackville School 1.1 miles, Imberhorne School 1.7 miles, Michael Hall School 4.2 miles



Transport Information

Train Stations: East Grinstead 0.6 miles, Dormans 3.5 miles, Lingfield 4.9 miles



Address

West Lane, East Grinstead, West Sussex, RH19



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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