



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Imberhorne Lane, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Detached house with no onward chain
- Underfloor heating in entertaining areas
- Laundry cupboard and guest cloakroom
- Electric gated parking for 2 cars at rear
- Beautifully presented throughout with lots of additional high-end features
- Very well located - close to transport links and local shops

## Accommodation

### GROUND FLOOR

Cloakroom  
Lounge/Kitchen: 37'8 x 10'9 (11.49m x 3.28m)  
Laundry Cupboard

### FIRST FLOOR

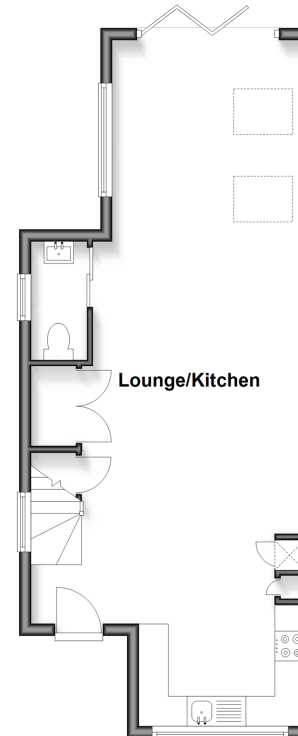
Landing  
Bedroom 1: 15'2 x 11'10 (4.63m x 3.61m)  
Bedroom 2: 15'3 x 9'0 (4.65m x 2.75m)  
Bathroom

### OUTSIDE

Rear Garden  
Off Road Parking  
Electric Gate  
EV Charging Point

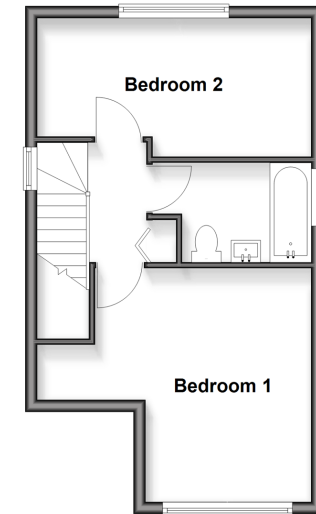
### Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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