

Guide price -
£685,000

£675,000

Garnham
HBewley

11 The Old Convent, East Grinstead



- Exquisite Character Property
- Well Presented Throughout
- Separate Kitchen & Two Bathrooms
- Easy Reach of Town Centre & Station
- Quiet Location & Communal Grounds
- Communal Resident Areas
- Approximately 13 Acre Grounds
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



11 The Old Convent, East Grinstead, West Sussex RH19 3RS

Guide Price £675,000 - £685,000. Garnham H Bewley are delighted to present this rare opportunity to acquire a home within one of East Grinstead's most historic and architecturally significant buildings. The Old Convent, constructed in the second half of the 19th century, occupies a highly convenient position within easy walking distance of the town centre and mainline station.

This impressive property forms part of an exclusive conversion of just 31 residential units, each offering a unique layout and an abundance of original character features. Accessed via the central quadrangle, the property benefits from three double bedrooms, two well-appointed bathrooms, two generous reception rooms, a separate kitchen, and use of approximately 13 acres of beautifully maintained communal grounds. The ground floor is centred around an exceptionally spacious entrance hall featuring an original vaulted ceiling and attractive views across the landscaped quadrangle gardens.

From the hallway, there is access to two substantial lounge/living areas, both enhanced by feature fireplaces. Original Victorian tiled flooring flows seamlessly from the hallway into the kitchen, which is fitted with a range of base units providing ample storage and space for a variety of appliances. A striking large stone-arched window adds further character and allows an abundance of natural light. Both reception rooms continue the period charm, boasting stone window surrounds and wood-burning stoves set within impressive stone fireplaces. The central lounge further benefits from a unique mezzanine level, offering additional library or office space, or alternatively a generous storage area. The main hallway leads to the first floor via a wide stone staircase, where three double bedrooms and two bathrooms are located. The layout allows convenient access to the family bathroom from both the main landing and the principal bedroom. The master suite benefits from a generous en suite bathroom, fitted with a shower, wash hand basin, low-level WC, and a range of built-in storage cupboards. Bedroom two is a well-proportioned double and is accessed via bedroom three. The property further benefits from allocated parking, along with ample visitor parking.



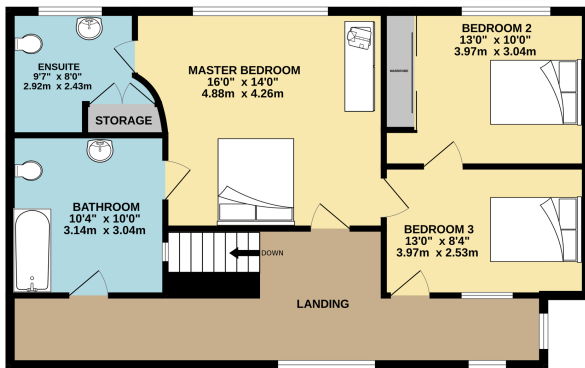
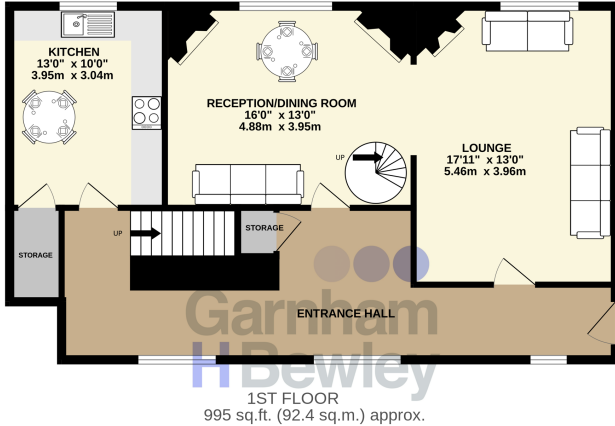
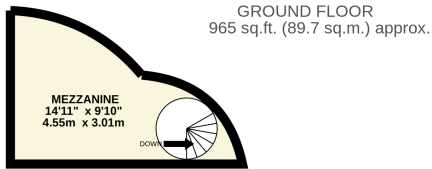
Welcome
Home



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Accommodation



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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Ground Floor

Entrance Hallway

Lounge

17' 11" x 13' " (5.46m x NaNm)

Reception / Dining Room

16' 0" x 13' 0" (4.88m x 3.96m)

Mezzanine Level

14' 11" x 9' 10" (4.55m x 3.00m)

Kitchen

13' 0" x 10' 0" (3.96m x 3.05m)

First Floor

Master Bedroom

16' 0" x 14' 0" (4.88m x 4.27m)

Ensuite

9' 7" x 8' 0" (2.92m x 2.44m)

Bedroom Two

13' " x 10' 0" (NaNm x 3.05m)

Bedroom Three

13' 0" x 8' 4" (3.96m x 2.54m)

Bathroom

10' 4" x 10' 0" (3.15m x 3.05m)

Outside

Courtyard Seating Area

Communal Grounds



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Transport Information

Nearest Railway Stations:

East Grinstead (0.6 miles)

Dormans (1.6 miles)

Lingfield (3.0 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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