

£575,000

Stone Quarry Road, Chelwood Gate



- Detached Home
- Potential for Development
- Currently Three Double Bedrooms
- Lounge
- Store Rooms to the Ground Floor
- Family Bathroom
- Off Road Parking
- Popular Village Location

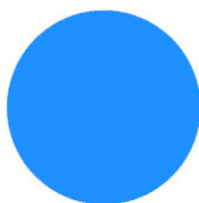
For further information contact Garnham H Bewley:

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



Walders, Stone Quarry Road, Chelwood Gate, East Sussex RH17 7LP

Garnham H Bewley are pleased to present to the market this rare opportunity for someone looking to put their own stamp on a potential family home or ideal for investment with planning permission granted for the property to be converted into two flats. This is the first time in many years the property has been on the market and was previously run as a local village convenient store. The accommodation currently boasts on the ground floor a great space which is mainly empty store rooms ideal for configuring to suit your family needs with a kitchen area and downstairs W.C. and the first floor is currently being used as a three bedroom flat with double bedrooms, kitchen, lounge and family bathroom. Outside again there is potential to remodel the garden and adapt ample driveway parking. The property is ideally situated in the ever popular village of Chelwood Gate and internal viewings come highly recommended to fully appreciate this great example of a detached home ideal for someone looking to put their own stamp on it.

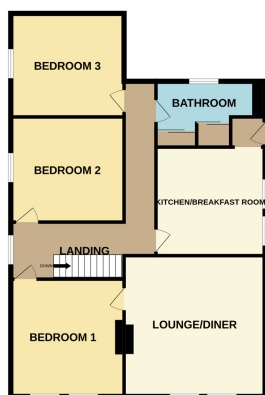


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GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.

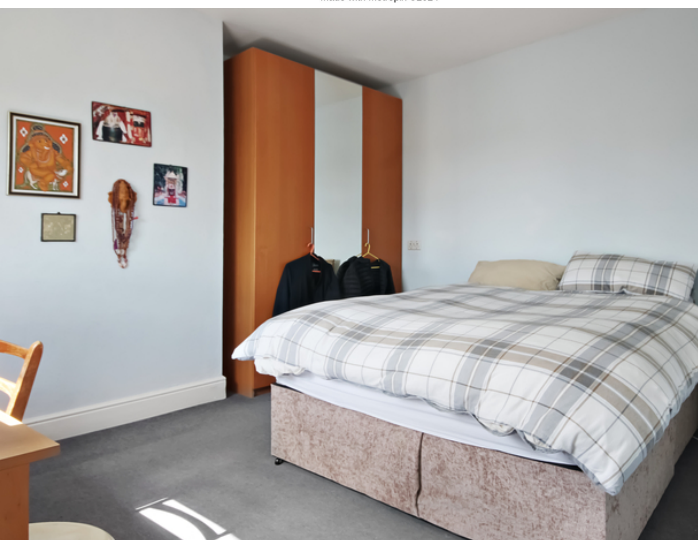


1ST FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 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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Accommodation

Ground Floor

Store Room

38' 11" x 18' 11" (11.86m x 5.77m)

Store Room

15' 4" x 13' 1" (4.67m x 3.99m)

Store Room Back

15' 2" x 12' 8" (4.62m x 3.86m)

Store Room Side

11' 7" x 9' 8" (3.53m x 2.95m)

Kitchen Area

12' 11" x 12' 0" (3.94m x 3.66m)

Toilet

8' 1" x 6' 1" (2.46m x 1.85m)

First Floor

Lounge

15' 11" x 12' 2" (4.85m x 3.71m)

Kitchen

12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom 1

13' 2" x 12' 10" (4.01m x 3.91m)

Bedroom 2

12' 11" x 11' 10" (3.94m x 3.61m)

Bedroom 3

12' 10" x 11' 7" (3.91m x 3.53m)

Bathroom

10' 11" x 7' 4" (3.33m x 2.24m)

Outside Off Road Parking

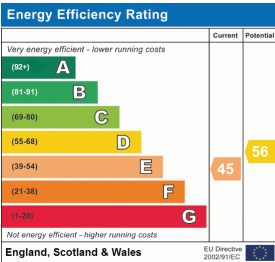
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NEAREST STATIONS

Buxted Station

6.1 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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