

£475,000

College Lane, East Grinstead



- Semi Detached Family Home
- Three Good Size Bedrooms
- Separate Lounge
- Dining Room
- Modern Kitchen
- Downstairs Cloakroom
- Garage En-bloc
- Great Location

For further information contact Garnham H Bewley:

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



4 East Court Cottage, College Lane, East Grinstead, West Sussex RH19 3LS

Garnham H Bewley are pleased to present to the market this three bedroom semi detached family home situated in a tucked away position within the popular parkland of East Court offering great access to the town centre and local schools. The property boasts some stunning 1930's art deco features such as the stair balusters and original art deco fireplace which is fully operational for cosy winter log fires. The property offers spacious living and the accommodation consists of lounge, dining room, kitchen, downstairs cloakroom, family bathroom, garden and garage en-bloc. There is great potential for extension or for someone to put their own stamp on the property subject to the relevant planning permission. This family home was once owned by Sir Archibald McIndoe, the pioneering plastic surgeon at the nearby Queen Victoria Hospital and internal viewings come highly recommended.

The ground floor consists of front door into spacious entrance hall with stairs leading to the first floor and access to the downstairs cloakroom. The kitchen has been fitted with a range of wall and base level units, sink with drainer, integrated oven, induction hob with extractor hood above, fridge/freezer, space for washing machine, window to the rear aspect and door to garden. The lounge is set to the front of the property with bay window and the dining room backs onto the garden with French doors.

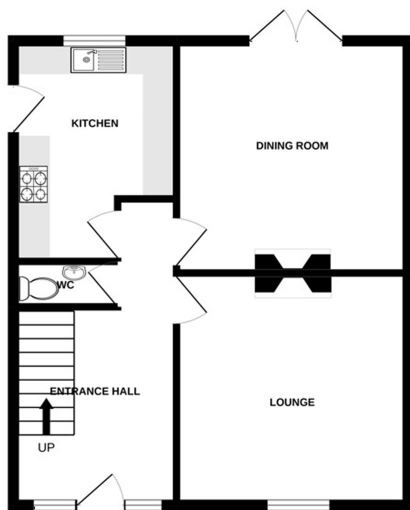
The first floor consists of landing with access to the airing cupboard, master bedroom with bay window to the front aspect and fitted wardrobe. Bedrooms two and three both overlook the rear garden with bedroom two boasting fitted wardrobe. The family bathroom has been fitted with a panel enclosed shower bath, wash hand basin, low level W.C., radiator and window to the front aspect.

Outside the rear garden has a patio area for seating and leading to a lawned garden with a range of mature shrubs and borders. There is side access and to the front is steps leading to the front door and garage en-bloc.



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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Accommodation

Ground Floor Ground Floor

Entrance Hall
15' 8" x 8' 9" (4.78m x 2.67m)

Downstairs Cloakroom

Kitchen
11' 8" x 8' 8" (3.56m x 2.64m)

Lounge
12' 4" x 12' 4" (3.76m x 3.76m)

Dining Room
12' 3" x 12' 3" (3.73m x 3.73m)

First Floor First Floor

Landing

Master Bedroom
12' 5" x 12' 4" (3.78m x 3.76m)

Bedroom 2
12' 4" x 12' 4" (3.76m x 3.76m)

Bedroom 3
8' 9" x 8' 9" (2.67m x 2.67m)

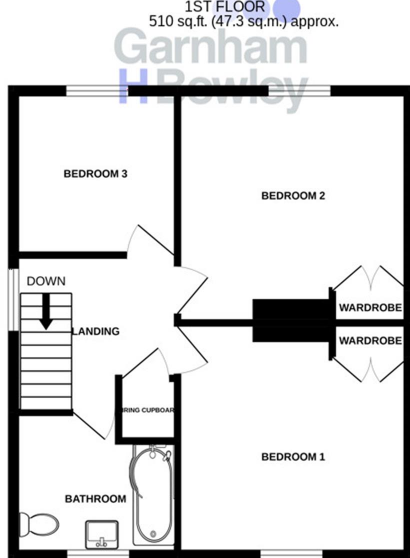
Family Bathroom
8' 7" x 7' 7" (2.62m x 2.31m)

Outside Outside

Garden

Garage En-bloc

1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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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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