



Coombe Hill Road, East Grinstead

Guide Price £440,000 – £460,000

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Coombe Hill Road

East Grinstead

A rare opportunity to acquire a characterful cottage situated in the exclusive and private Coombe Hill Road. Constructed circa 1910, this property boasts a variety of period features with potential to extend, subject to the necessary planning consents. This property is set just a short distance from local schools, East Grinstead Town centre, train station, Gatwick Airport and the M25.

The accommodation briefly comprises: storm porch; spacious reception hall with two storage cupboards; bright living room with a feature fireplace and a view to the front aspect; formal dining room with a view to the rear garden, fireplace and bespoke storage cupboards; fitted galley kitchen with a range of wall and base level units, sink and drainer and plenty of space for various white goods; door leads into the single skin utility room with a view and door leading to the rear garden with plumbing in place for a dishwasher and washing machine.

The first floor comprises: bright and airy landing with useful storage cupboard and views of the front garden; master bedroom with a feature fireplace, views to the front aspect as well as a fitted wardrobe; double guest bedroom with a built-in wardrobe, fireplace and view overlooking the rear garden; family bathroom with a low-level WC, wash hand basin; bath with mixer taps, glass shower screen and a view outlooking over the surround rural landscape concludes the accommodation.





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Externally, the property further benefits from driveway parking for two vehicles. The attractive and extensive frontage is mostly laid to an expanse of lawn with a stone pathway leading to the front porch. The secluded rear garden is mostly laid to lawn with a patio abutting the rear of the property. The remainder of the garden is made up of a shingle stone area, shed base, screened by hedging and a variety of mature trees, shrubs and flowering plants.

Coombe Hill Road management charge -
£187.48pa

Council Tax band: D

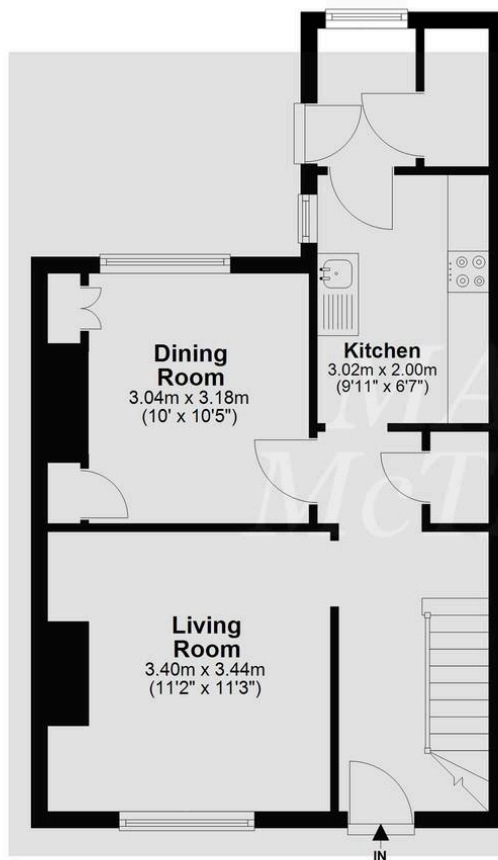
Tenure: Freehold

- Character cottage
- Two bedrooms
- Two reception rooms
- Potential to extend (STPP)
- Driveway parking
- Large front and rear garden
- Sought after location
- Private road
- Short distance to local schools
- Close proximity to train station



Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

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