



Offers Over £900,000

East Grinstead, West Sussex, RH19

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mayhews



An imposing, detached, period house located within a private road in popular East Grinstead!

Property description

Mayhew Estates are delighted to offer for sale this imposing, detached, period house that is perfectly positioned within a private road in the popular town of East Grinstead. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the overall charm and wealth of character features.

Entering the property, you are immediately met by an entrance porch that provides access into the property's accommodation. The generously sized lounge/dining room is tastefully presented, enjoys a triple aspect providing plenty of natural light and boasts a wood burner perfect for those cold Autumn and Winter evenings. The kitchen benefits from a bespoke and elegant range of eye and base level units overlooked by exposed brick, a breakfast bar and there are areas for all the necessary kitchen appliances. Completing the downstairs accommodation there is a utility room housing a modern Worcester boiler with stable door leading out to the rear garden, and a shower room.

Rising to the first floor, you are met by the impressive landing presenting original floor boards leading to the master bedroom. The master bedroom is a generous double with the great feature of a vaulted ceiling that allows access via a wooden ladder to a mezzanine level providing additional storage. There are two further bedrooms that are complemented by a family bathroom boasting underfloor heating.

Outside

To the front of the property there is a parcel of flat lawn and there is the most generous of driveways allowing parking for multiple vehicles leading to a detached double garage. The double garage also benefits from a workshop to the rear with staircase leading to a multi-purpose studio. There is a separate paved area down the side of the garage with alarm and camera security system. The rear garden offers privacy and seclusion from neighbouring homes and is predominantly laid to lawn with large patio area perfect for outside dining and entertaining, and a wide range of shrubs and plants. The whole plot comprises just under a third of an acre.

EPC = To be confirmed

Key features

- Detached period house
- Three well-proportioned bedrooms
- Family bathroom and downstairs shower room
- Large lounge/dining room
- Well-appointed kitchen/breakfast room with adjoining utility room
- Driveway parking for multiple vehicles
- Detached double garage with workshop and upstairs studio
- Private and secluded rear garden
- Grade 2 listed



Ground floor
1157 sq.ft. (107.5 sq.m.) approx.



1st floor
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.4 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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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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