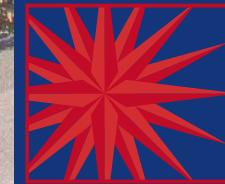




4 BLUEBELL CLOSE, EAST GRINSTEAD



RH & RW  
CLUTTON

# 4 BLUEBELL CLOSE EAST GRINSTEAD WEST SUSSEX, RH19 1RS

East Grinstead 0.9 miles • A22 0.5 miles  
Gatwick 8 miles  
(All distances are approximate)

Guide Price: £595,000 - Freehold

## A well presented four bedroom family house in a quiet cul-de-sac

Entrance hall • Cloakroom  
Sitting room with fireplace • Kitchen/diner  
Principal bedroom with ensuite  
3 Further bedrooms Family bathroom  
Garden • Driveway • Garage - utility/store room  
Planning permission for ground floor extension  
and loft conversion

### VIEWING

Viewing strictly by confirmed appointment only with  
RH & RW Clutton  
Tel: 01342 410122 Extn.1 agency@rhrwclutton.co.uk

### SITUATION

The property is situated in a sought-after cul-de-sac on the Imberhorne Development and within close proximity of Imberhorne School. East Grinstead town centre, which offers a comprehensive range of shopping and recreational facilities together with a mainline station, is also within walking distance. The property is also conveniently positioned for access to the A22/M23 and Gatwick Airport.

### DESCRIPTION

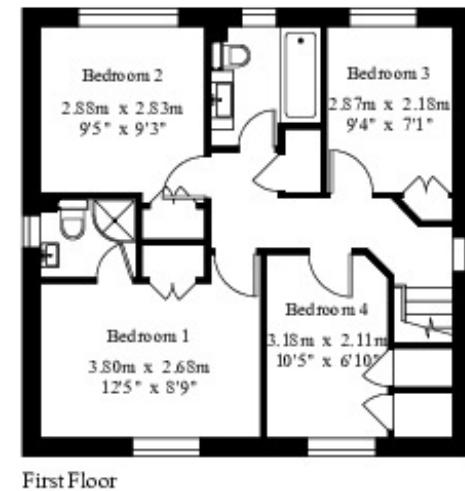
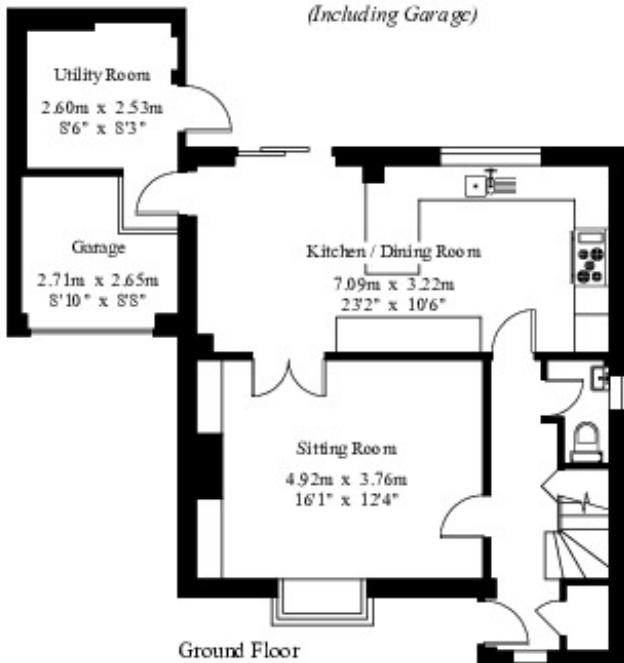
4 Bluebell Close is a beautifully presented and well proportioned link-detached house with a lovely garden and with opportunity to improve on the existing layout. The accommodation includes an entrance hall with coats cupboard, cloakroom, sitting room with open fireplace and newly fitted window seat and recessed book shelving and cupboards. Beyond lies a modern, fitted kitchen/diner with a range of wall and floor units, breakfast bar, display cabinets and integrated appliances including fridge freezer and dishwasher, a gas range cooker is available by separate negotiation. Patio doors lead from the kitchen into the rear garden and a door leads into the garage, which is currently divided to provide storage and a useful utility space with plumbing for washing machine and space for tumble dryer. The ground floor benefits from underfloor



## 4 Bluebell Close



**Gross Internal Area : 119.1 sq.m (1,281 sq.ft.)**  
(Including Garage)



First Floor



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heating. There is planning consent to erect a single storey rear extension to provide further living accommodation.

On the first floor there is a landing with airing cupboard and doors leading off to a principal bedroom with built in wardrobe and an ensuite shower room, three further bedrooms each with fitted cupboards with a family bathroom. There is consent for a loft conversion to create an additional ensuite bedroom.

### OUTSIDE

The property has a block paved driveway parking to the side of the property and in front of the garage (which is currently driven into a utility/store room). The garage has potential to be converted to additional accommodation (subject to all necessary consents). A side gate leads from the front of the property into the west facing rear garden which has a terraced area adjoining the patio doors with various shrub borders and enclosed by hedging and fencing. The property also enjoys some views from the first floor rear elevation.

### TENURE & POSSESSION

The property is offered freehold with vacant possession on completion.

### SERVICES (Not tested and therefore not warranted)

Mains gas, electricity, water and drainage. Gas fired central heating to radiators and underfloor heating.

### FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

### TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

The property has been granted permission under Lawful Development by Mid Sussex District Council to erect a single storey rear extension to provide additional living space and to convert the loft to provide an additional ensuite bedroom. Further details available from Mid Sussex District Council's planning portal (ref: DM/19/2423).

The vendors have made pre-application enquiries for conversion of the garage which appears to be possible in principle, subject to certain conditions. Purchasers are required to make their own enquiries of Mid Sussex District Council in this respect.

### COUNCIL TAX AND EPC

Council Tax: Band F - £3,108.29 per annum for (2022/2023). EPC - C70

### LOCAL AUTHORITIES

Mid Sussex District Council - 01444 477564

### DIRECTIONS (RH19 1RS - What3words://jumps.link.tape)

From our office on West Street, East Grinstead, proceed in a south westerly direction on West Street and onto West Hill (B2110). Turn right at Saint Hill Crossroads onto Imberhorne Lane, after 1.8 miles, turn right onto Bluebell Close. No4 will be found on the right hand side.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Photographs taken in March 2023. Particulars updated April 2023

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