



Field View Terrace, Lingfield Road

£525,000

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# Field View Terrace

## Lingfield Road, East Grinstead

An exceptional development of eleven 2, 3 and 4 bedroom homes that are designed and built by Whitgift Estates to a high specification. Field View Terrace and Wellington Town Mews both offer a variety of homes for the discerning homeowner, in the historic market town of East Grinstead. Within close proximity the town centre, this development also resides within close walking distance to the mainline train station, four primary schools, two secondary schools as well as a variety of local amenities and eateries.

**Plot 2 is a well proportioned, 3 bedroom property with modern and spacious accommodation arranged over 3 floors. Ready for occupation August 2023.**

**(please note internal and garden photos depict the showhome)**

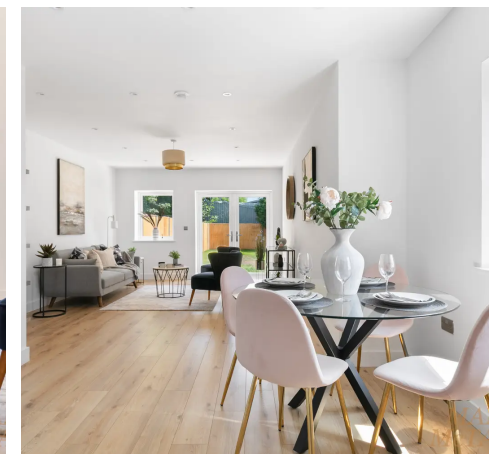
### Specification includes:

**Kitchens:** Sleek handle-less kitchens. All homes come with fully integrated appliances including; ovens, hobs, dishwasher, washing machine, tumble dryer and fridge-freezer. Quartz worktops as standard in all homes.

**Bathrooms, en-suites and cloakrooms.** All bathrooms and en-suites tiled in porcelain.

Fitted mirrors and heated stainless steel ladder tower rails fitted. All showers come with thermostatic controls Shaver sockets. High quality sanitary ware and finishes throughout.

**Doors and internal joinery.** Modern solid-cored 'Palermo' style painted internal doors. Fitted wardrobe options to bedrooms.





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Brushed stainless steel modern handles and associated ironmongery. Anthracite grey external sliding and French casement doors at ground floor. Anthracite grey windows in all areas. Modern colour matched front doors fitted with brushed

stainless steel ironmongery and a secure multi point lock.

**Flooring.** Ground floor areas fitted with high quality composite wooden flooring throughout. All bathrooms and ensuites

fitted with porcelain flooring. Underfloor heating throughout the ground floor.

A mix of high quality and complimentary coloured carpets throughout the bedroom areas. Electrical and communications. Data points provided to living and some bedroom. Virgin Media cable TV and Broadband available in all

houses. TV points provided to the living rooms and bedrooms. Zoned spot lighting with dimmer controls throughout kitchen, dining and lounge areas.

**Heating:** Energy efficient, gas-fired boiler and mains pressure hot and cold water services. Underfloor heating throughout the GF of all houses.

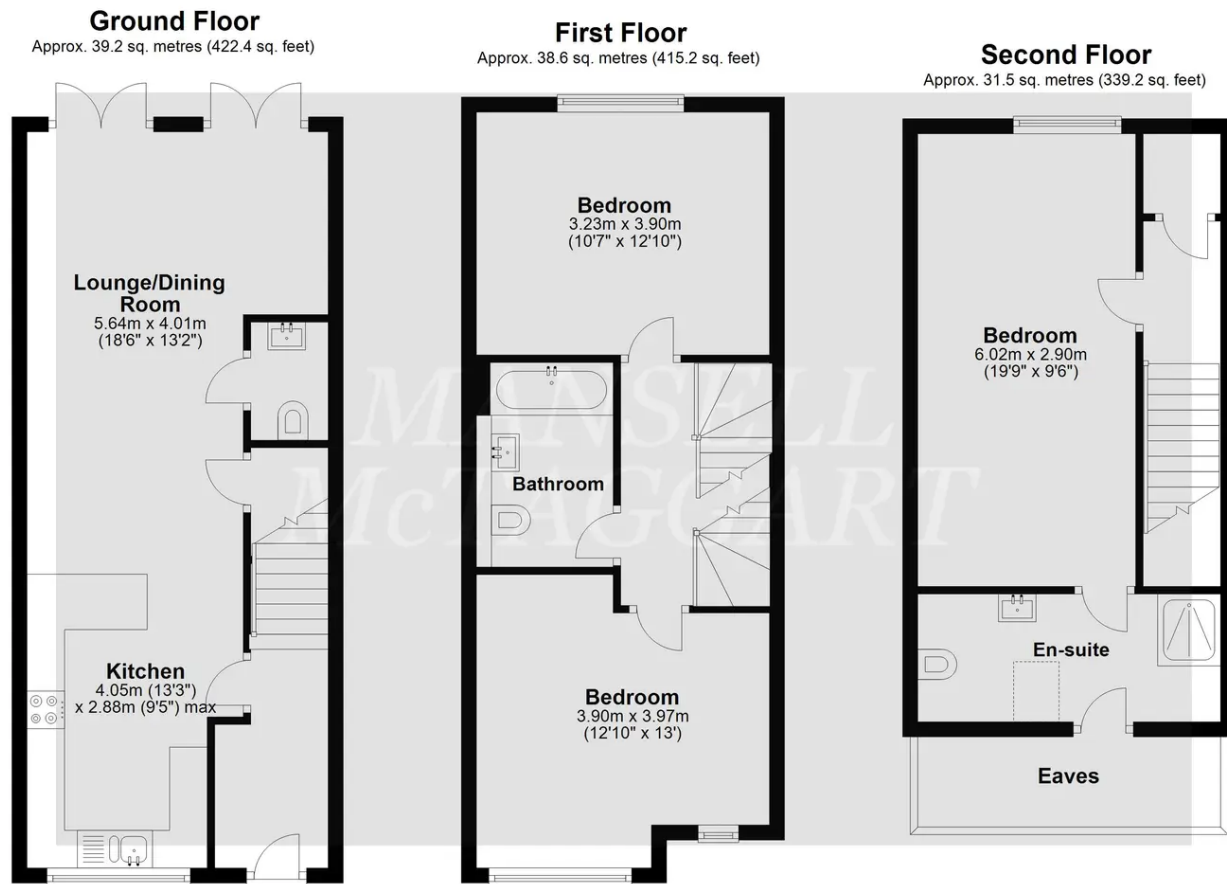
**External and shared areas.** Fully paved terraces to all gardens. Lawn areas to all gardens. Exterior water point. Exterior power point offers the safe use of electrical equipment

Every house has 2 designated off-street parking spaces.

**Warranty and aftercare.** All the houses come with a 10-year building warranty.



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Total area: approx. 109.3 sq. metres (1176.8 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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