



Lewes Road, Hunters End Lewes Road

Guide Price £800,000 – £825,000

**MANSELL  
McTAGGART**  
Trusted since 1947



## Hunters End Lewes Road, East Grinstead

This delightful and well presented property dates from 1867 and was converted from the old stables and hay barn of the former Truscott Manor Estate. The property has recently been the subject of an extensive renovation programme sympathetically carried out by the current Vendor. The house should be visited to appreciate the charm and many features hidden within the property. The interior has some full height and skylight windows providing plenty of light, oak and quarry tiled flooring, and an enclosed and secluded rear courtyard with old stone and brick walling. The house is approached through double wooden gates to a gravelled forecourt providing parking. Approaching the house there is a large covered decked area with lighting and storage area which houses the wall mounted gas fired boiler. The ground floor accommodation comprises a living room with woodburner and door to the rear courtyard, an adjacent sitting room, both of which have full height windows overlooking the front garden. In addition there is a large well fitted kitchen with adjacent dining area also with door to the rear courtyard. The first floor comprises two separate wings each with their own staircase. The south wing has a fabulous master bedroom with adjacent dressing room/study area , a modern shower room, and further bedroom with study alcove overlooking the courtyard. The northern wing has two further bedrooms and a bathroom with white suite. Outside the courtyard is fully enclosed and has a small fish pond. To the front is a well laid out garden with lawn, flower borders, broad brick paved terrace all enclosed by an old brick wall and close boarded fencing.







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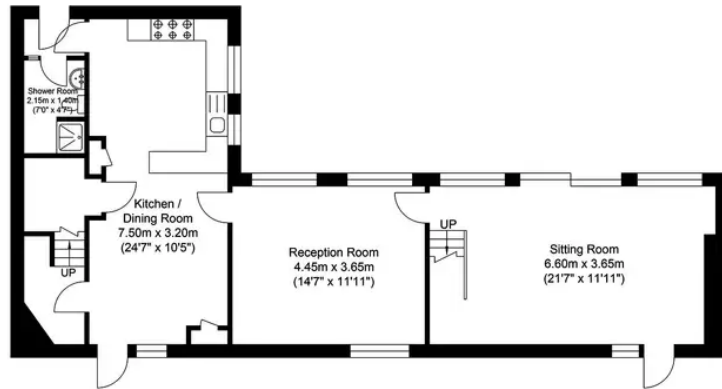
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Council Tax band: F

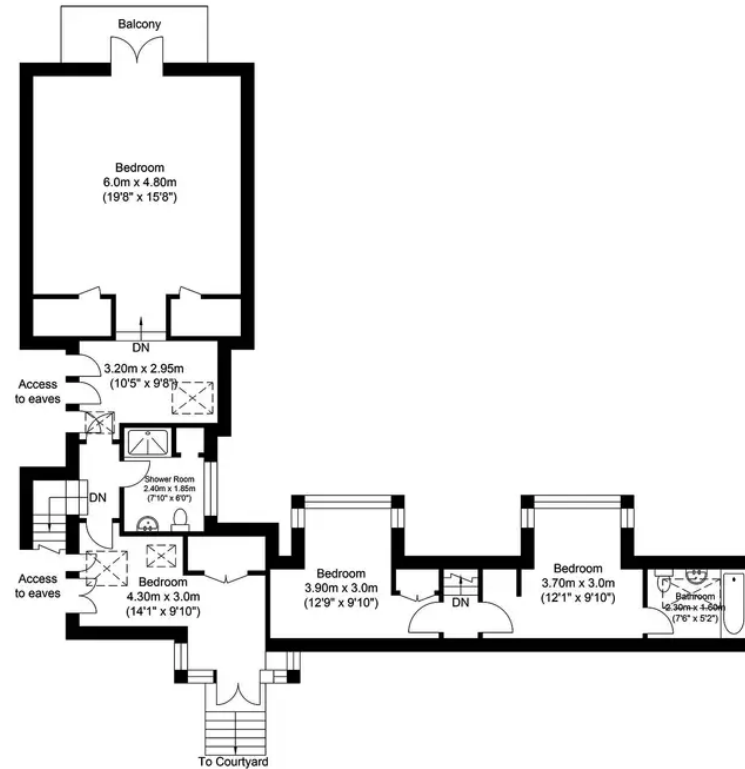
Tenure: Freehold

- INDIVIDUAL CHARACTER HOME
- BETWEEN EAST GRINSTEAD/FOREST ROW
- MANY CHARMING FEATURES
- 4 BEDROOMS, 3 BATH/SHOWERS
- WEST FACING POSITION
- DATING FROM VICTORIAN ERA
- VERY CONVENIENT LOCATION
- 2 RECEPTION ROOMS
- FORECOURT PARKING, GARDENS
- KITCHEN/DINING ROOM, REAR COURTYARD





Ground Floor  
 Approximate Floor Area  
 821.39 sq ft  
 (76.31 sq m)



First Floor  
 Approximate Floor Area  
 830.86 sq ft  
 (77.19 sq m)

Approximate Gross Internal Area= 153.50 sq m / 1652.26 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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