



COLE'S
ESTATE AGENTS

Hermitage Lane
East Grinstead
West Sussex

Asking Price £250,000

- CLOSE TO TOWN CENTRE
- TWO BEDROOMS
- REFURBISHED
- FIRST FLOOR MAISONETTE
- NO ONGOING CHAIN

A first floor maisonette within a short walk of the picturesque High Street offering completely refurbished accommodation including two bedrooms, refitted bathroom and open plan kitchen/living/dining room.

Viewings are highly recommended to appreciate the accommodation on offer and the property is offered to the market with no ongoing chain.



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ACCOMMODATION

The property is entered via composite door to front with obscure double glazed panels, opening to:

ENTRANCE HALL Radiator, stairs to first floor.

First Floor

LANDING Radiator, doors to bedrooms, bathroom and:

KITCHEN/LIVING/DINING ROOM

Open plan room with two distinctive areas:

KITCHEN/BREAKFAST AREA Range of newly fitted wall and base units with contrasting worksurfaces and breakfast bar incorporating stainless steel sink and drainer with mixer tap, ceramic 4 ring hob, stainless steel cooker hood with extractor fan, built in oven and grill, space and plumbing for washing machine and fridge, wooden glazed window to rear.

LIVING/DINING AREA Double glazed sash window to front, exposed beam, feature wall with exposed brick, radiator, television point.

BEDROOM ONE Double glazed sash window to front, radiator, exposed beam.

BEDROOM TWO Wooden glazed window to rear, radiator.

BATHROOM Newly fitted suite comprising panel bath with mixer tap and shower over, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, heated ladder towel rail, extractor fan, overstairs storage cupboard, further cupboard housing wall mounted boiler, obscure double glazed sash window to front.

KEY INFORMATION

Internal Area
Max Broadband
Tenure
EPC Rating

629 sq ft
67 Mbps
Leasehold
TBC

Local Council
Council Tax Band
Amount per annum

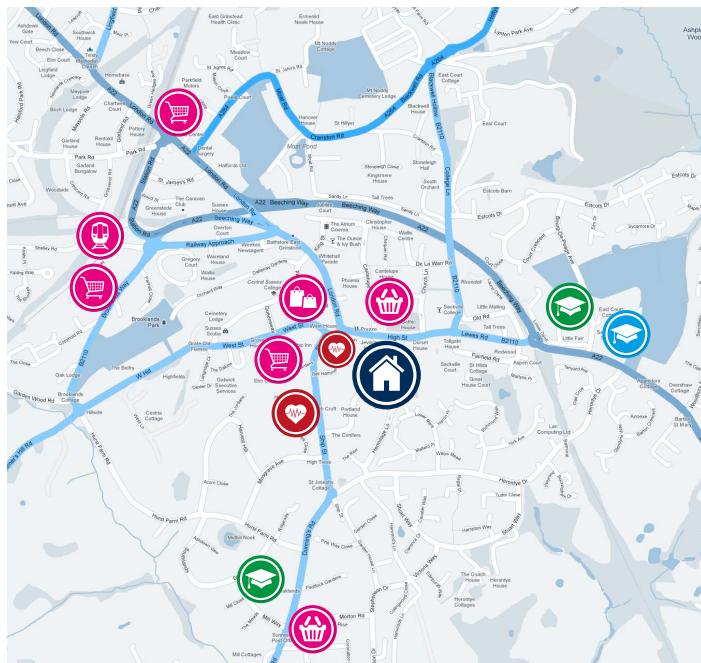
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£1,686



LOCATION

Situated within an easy walk of East Grinstead town centre and picturesque High Street which offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses, boutique shops and recreational facilities. Both primary and secondary schools are within easy reach as well as East Grinstead mainline station which has frequent services to London Victoria, East Croydon, Clapham Junction and London Bridge.

NEARBY



TRANSPORT

Train Station (on foot)	0.7 miles
M25 Motorway	11.2 miles
Gatwick Airport	10.3 miles

LOCAL SCHOOLS

Estcots School	0.4 miles
The Meads	0.6 miles
Sackville School	0.4 miles

AMENITIES

Town Centre	0.2 miles
Supermarket	0.3 miles
Doctors	0.2 miles

LARGER TOWNS

Crawley	10 miles
Tunbridge Wells	14 miles
Brighton	29 miles

FLOOR PLAN

