



**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	629 sq ft
Max Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£1,686

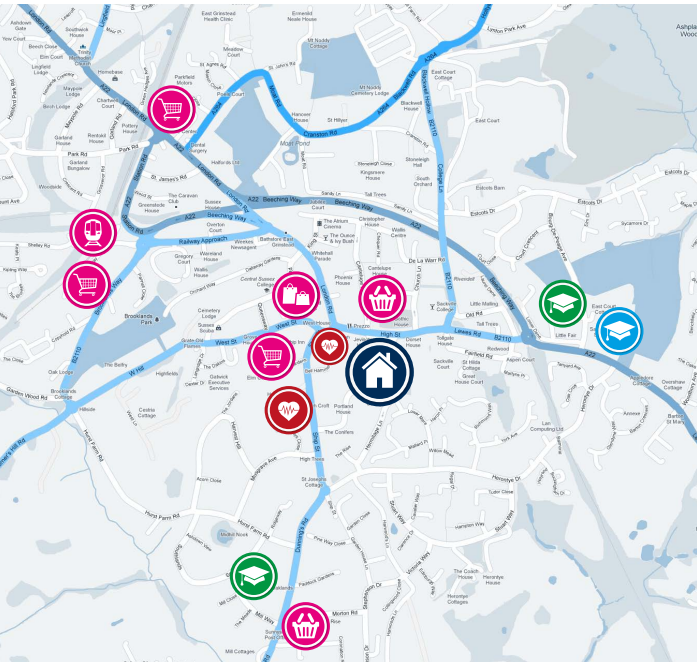




## LOCATION

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

### AMENITIES

Town Centre 0.2 miles  
Supermarket 0.3 miles  
Doctors 0.2 miles

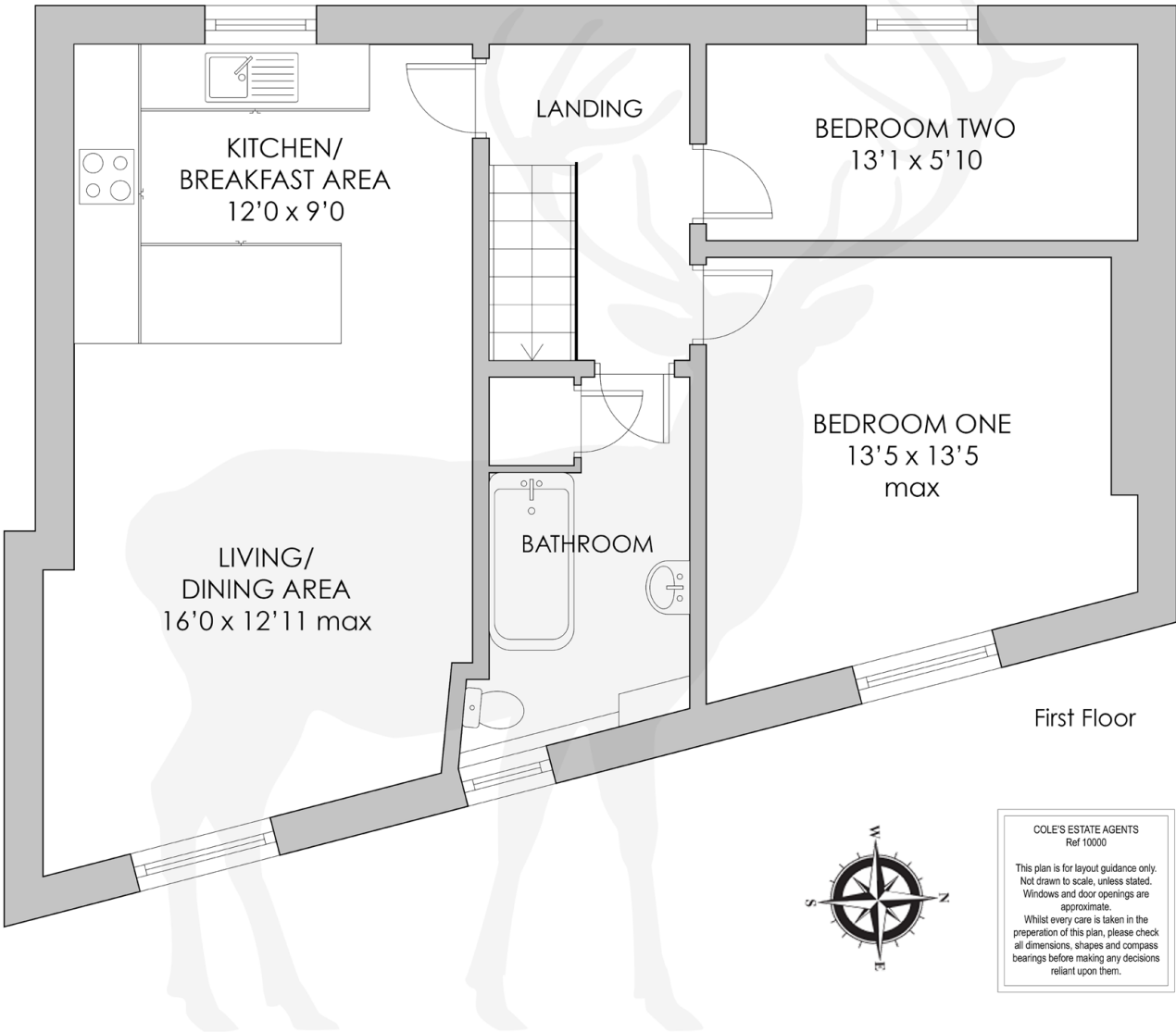
### LOCAL SCHOOLS

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

### LARGER TOWNS

Crawley 10 miles  
Tunbridge Wells 14 miles  
Brighton 29 miles

## FLOOR PLAN



COLE'S ESTATE AGENTS  
Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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