

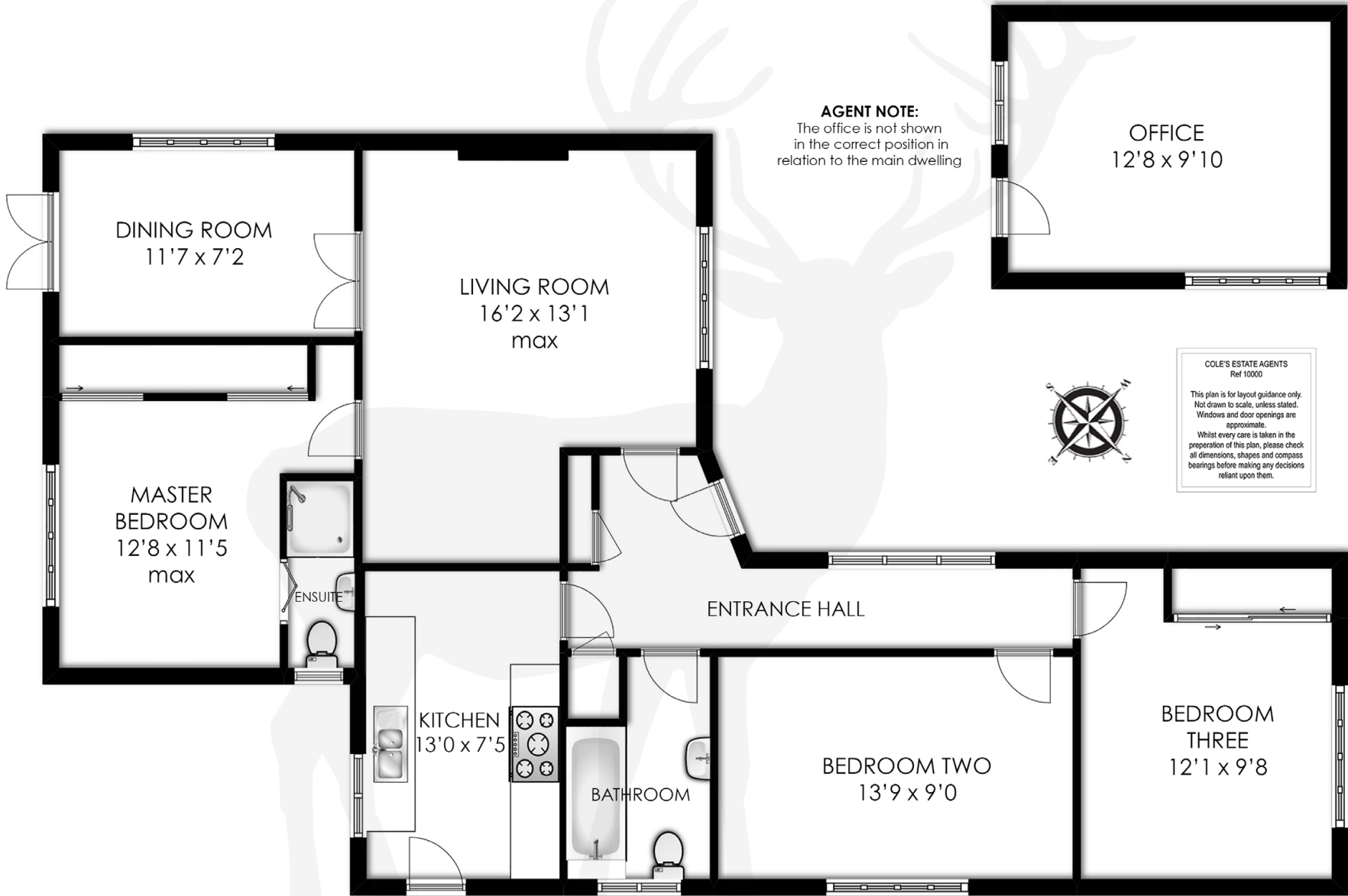


WINDMILL LANE
Ashurst Wood, West Sussex



COLE'S
ESTATE AGENTS

FLOOR PLANS



AGENT NOTE:
The office is not shown
in the correct position in
relation to the main dwelling

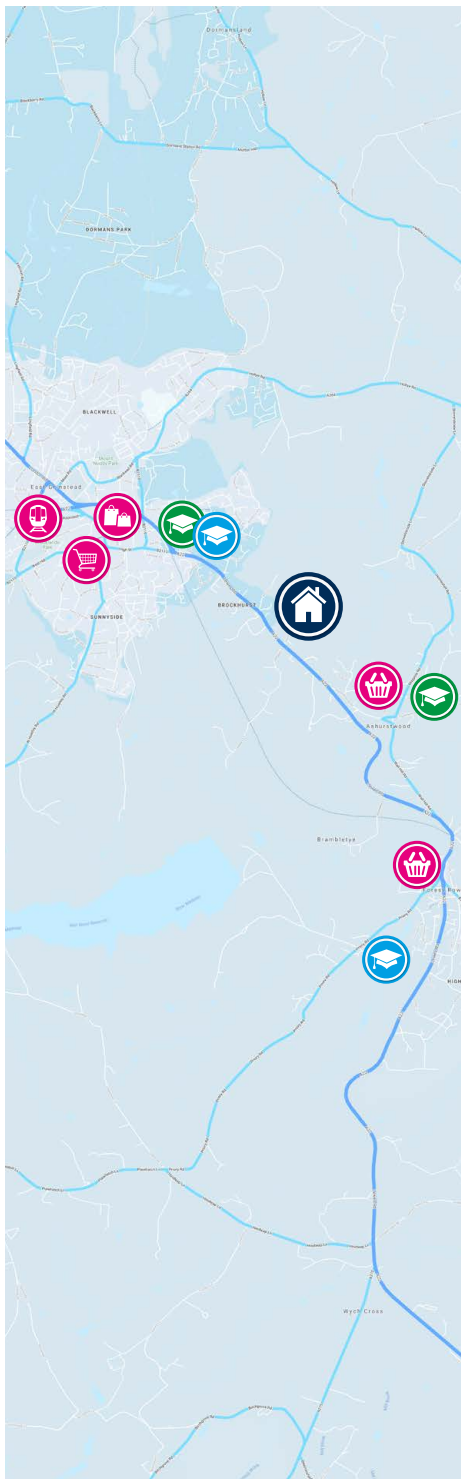
OFFICE
12'8 x 9'10



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.



WINDMILL LANE

ASHURST WOOD, WEST SUSSEX

PROPERTY DESCRIPTION

A charming arts and crafts detached bungalow in a private road built in the 1920's offering well presented and versatile accommodation including entrance hall, living room, dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms and bathroom.

Outside the property benefits from driveway, detached office and spacious gardens.

LOCATION

The property is situated on the eastern outskirts of both East Grinstead and Ashurst Wood just off the Lewes Road (A22) on a sought after no through road. Ashurst Wood village centre is only 0.7 miles away and has local shops including a general store, family butcher, together with primary school and pub. East Grinstead town centre is only 1 mile away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses, three supermarkets, leisure centre and cinema. East Grinstead also has state primary and secondary schools.

East Grinstead train station is 1.8 miles away and offers frequent services to London and East Croydon. London Gatwick is only 10.8 miles away whilst the M25 is 12.2 miles distant.

KEY INFORMATION

Internal Area	667 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	E - 47
Local Council	MID SUSSEX
Council Tax Band	F
Amount per annum	£2,746



3



2



2

Asking Price £550,000





ACCOMMODATION

The property is entered via stained glass door to front opening to:

ENTRANCE HALL

Oak laminate flooring, double glazed window to side with tiled sill, radiator, meter cupboard, cloaks cupboard, loft hatch, doors to bedroom two, bedroom three, bathroom, kitchen and living room.

LIVING ROOM

Double glazed window to front with tiled sill, oak wooden laminate flooring, telephone point, open fire with cast iron fireplace with tile and wooden surround and stone hearth, satellite point, television point, two radiators, frosted glazed double doors to dining room, door to master bedroom.

DINING ROOM

Dual aspect with double glazed window to side and patio doors to rear, skylight, tiled flooring, contemporary radiator, downlighters.

MASTER BEDROOM

Double glazed window to rear, radiator, range of fitted wardrobes with sliding doors, hanging rails and shelving, downlighters, bi-folding door to:

ENSUITE SHOWER ROOM

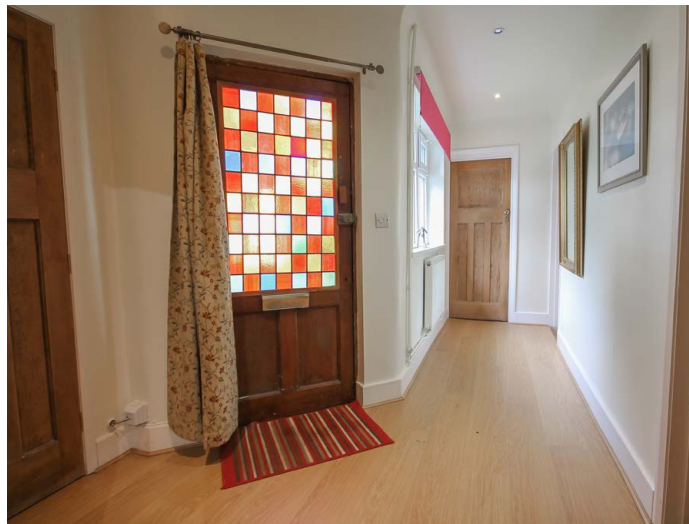
Suite comprising shower cubicle with Victorian style drencher shower and additional hand held shower unit, pedestal wash hand basin, low level wc, extractor fan, part tiled walls, mirror, shaver point, bathroom cabinet, heated ladder towel rail, frosted double glazed window to side.

KITCHEN

White wall and base units with contrasting solid wooden work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, space for range oven, stainless steel cooker hood and extractor fan, space for upright fridge/freezer, space and plumbing for washing machine, space for tumble dryer, part tiled walls, serving hatch to living room, wall mounted boiler, dual aspect with double glazed window to rear and glazed door to side.

BEDROOM TWO

Double glazed window to front, stripped wooden flooring, radiator, downlighters, fitted wardrobe with sliding doors, hanging rail and shelving.





BEDROOM THREE

Double glazed window to side, radiator, stripped wooden flooring.

BATHROOM

Suite comprising wooden panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level wc, part tongue and groove walls, part tiled walls, downlighters, extractor fan, shaver point, radiator, tiled flooring, bathroom cabinet with mirror door, frosted double glazed window to side.

OUTSIDE

FRONT GARDEN

Lawn area, borders, outside light, pathway leading to front door, driveway providing parking for two cars leading to:

DETACHED OFFICE

Windows to side and rear, door to rear, downlighters, electric wall mounted heater, power points.

REAR GARDEN

L-shaped garden, lawn area, garden store, mature hedging and fencing.

VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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