



Hazelden Place East Grinstead RH19 4RH

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer to the market this beautiful four bedroom detached family home situated within a rural location. With stunning views over the paddocks and gardens to the front and rear of the house you could be forgiven for thinking you are in the middle of the countryside.

In brief this well thought out and stylishly presented property comprises of: welcoming entrance hall, study, large lounge diner with patio doors out to the rear garden and patio, kitchen/family room with vaulted ceiling and panoramic



views of the garden and fields beyond, modern kitchen with appliances and the utility room and a downstairs WC.

Upstairs, the spacious landing providing access to the master bedroom with walk in wardrobe, fitted wardrobes and stairs leading up to the en-suite bathroom with shower, all three further bedrooms benefit from having fitted wardrobes and the family bathroom also benefits from having a separate shower cubicle.

Externally the property boasts well maintained rear gardens with patio and mature shrubs. To the front, a large sweeping gated driveway providing off street parking for numerous vehicles and use of the converted garage which is perfect for a home office.

Offered to the market UNFURNISHED. Viewings highly recommended.

£3,000 Per Calendar Month



Floor plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £3,000 Per Calendar Month

Security Deposit:

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.