



Farm Close

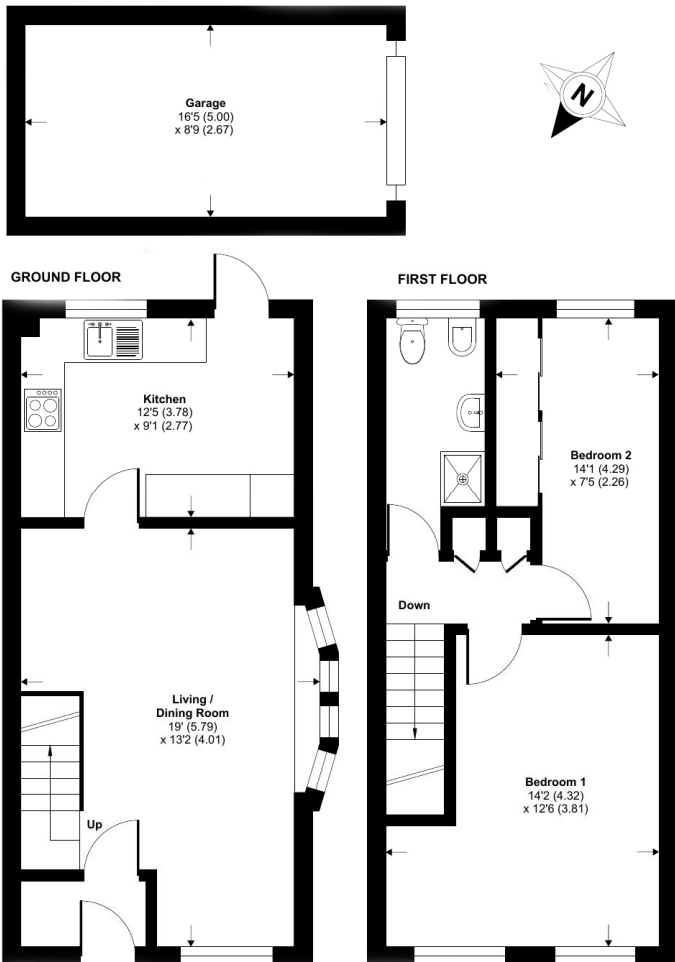
East Grinstead, West Sussex, RH19



A well-proportioned end of terrace house set on the popular Estcots Estate with scope for a purchaser to extend to their own requirements, subject to the necessary planning consents.

- Entrance lobby
- Living room
- Kitchen
- 2 Bedrooms
- Shower room
- Garage
- Front garden
- Good size side and rear garden with terrace, lawn and garden shed

Approximate Area = 862 sq ft / 80 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Humberts. REF: 917925



Property

From the porch, the front door opens into an entrance lobby with space to the side for hanging coats. From here a door opens into the sitting/dining room which has a window overlooking the front and side garden and a staircase to the first floor. Beyond is the kitchen/breakfast room which is a well-proportioned room with fitted floor and wall units, worktops, gas fired boiler, a glazed door to the garden and space for appliances.

Upstairs, the landing has a shelved airing cupboard and access to the roof space. There is a large principal bedroom, with fitted shelves, overlooking the front garden, a second bedroom, with fitted wardrobe, overlooking the back garden and a shower room with shower cubicle, basin, WC and bidet.

Outside

At the front of the property a path flanked by lawn leads to the entrance porch, to the side of which is an outdoor storage cupboard. The main garden lies to the rear of the property, which is a good size with a garden shed and terraced seating area directly outside the kitchen. The terrace leads onto the lawn, which wraps around the side of the house. The garden is enclosed by fencing and backs onto the recreational ground and a side gate leads to it. There is a single garage located in a nearby block.

Tenure, Local Authorities & Services

Freehold. All main services connected. Gas heating. Mid Sussex DC: 01444 458166. West Sussex CC: 01243 777100. Council tax: Band C.

Directions

From the centre of East Grinstead head south out of town on A22/Lewes Road, past Bourg-De-Peage Avenue on the left and take the next left Woodbury Avenue. Proceed down the hill and take the 2nd turn on the right into Farm Close. Follow the road around and take the 1st left and the property will be found at the end in front of you and it is the righthand one of the terrace.

Amenities

East Grinstead has much to offer, with a wide range of local stores and supermarkets. The nearby towns of Crawley and Tunbridge Wells are also within easy reach. There are some excellent state schools close by. East Grinstead has some excellent clubs including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown and Holtye. Ashdown Forest and Lingfield Racecourse are also nearby.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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