



# High Street

East Grinstead, West Sussex. RH19



A beautifully presented Grade II timber framed cottage in the centre of this historic town and very convenient for all its facilities.

- Sitting room
- Kitchen
- Cloakroom/shower room
- 2 Bedrooms
- Family bathroom
- Garage
- Garden
- Terrace



## Property

This is a most attractive Grade II listed timber framed mid terrace town house. There is a wealth of exposed timber framing and beams though out and lovely fireplaces. The house is entered from the High Street into the sitting room which has built in cupboards and stairs to first floor. The fitted kitchen has wood block work surfaces with cupboards below, tiled floor, door to garden, a 2 oven Aga, fridge and washing machine. There is also a cloak/shower room.

On the first floor there is a landing with stairs to the second floor. The principal bedroom has a pretty fireplace and overlooks the High Street There is also a well-appointed bathroom. On the second floor is a further bedroom which is double aspect.

## Outside

The garden lies to the rear of the house where there is a paved terrace and a cottage garden. A path leads down the garden to a gate at the end, which opens into a garage courtyard, where the house has one of the garages.

## Directions

The Cottage is opposite Sackville College.

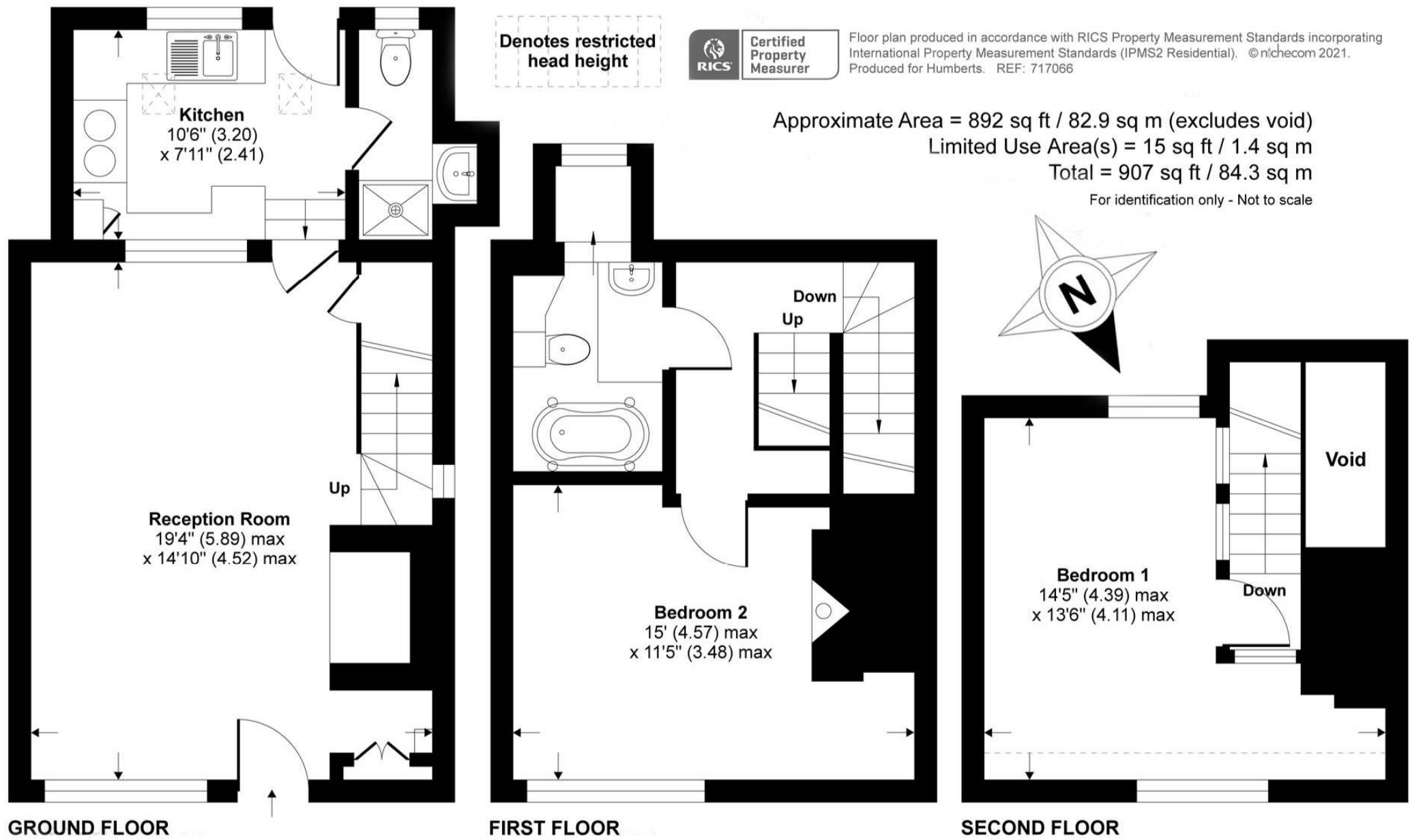
## Tenure, Local Authorities & Services

Freehold. All mains services. Gas fired central heating. Council tax band E. Mid Sussex District Council 01444 458166. West Sussex County Council 01243 777100.

## Local Amenities and Communications

East Grinstead has much to offer, with a wide range of stores and supermarkets. The nearby village of Forest Row also has much to offer with towns of Crawley and Tunbridge Wells also within easy reach. There are excellent state and private schools close by. East Grinstead has a number of clubs including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown and Holt. Ashdown Forest and Lingfield Racecourse are also nearby. There is a mainline railway station at East Grinstead, providing services to London Bridge/Victoria. The A22 also connects directly to the M25. The M23 is about 7 miles providing good access to London, Brighton and Gatwick.





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