



# oakhurst

A bespoke and unique development of 10 luxury apartments  
with secure underground car parking and lift.

Caledonian

# Oakhurst

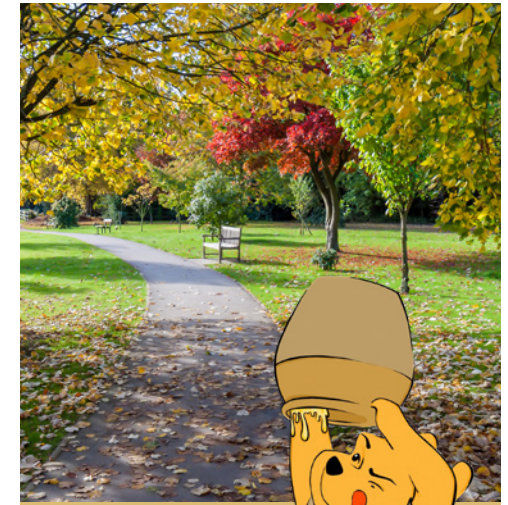
Oakhurst is an attractive 3 storey apartment building comprising just ten new homes, located in an established residential road, a short distance from East Grinstead town centre and train station.

The apartments are being finished to an extremely high standard, providing spacious accommodation as well as the latest technology for security, and easy living. This includes a gated, spacious parking area under the building, providing several EV Charging points, a lift to all floors, video entry system and burglar alarms fitted as standard to all apartments.

With easy access to the A22 and A23 and the related M25 & M23 motorways and in turn Gatwick airport, Oakhurst is in an ideal location for people who wish to enjoy not just the local amenities, including a wide variety of shops, restaurants, cafes and bars, excellent local schools, a theatre, cinema, a fantastic selection of sports facilities in the area, but also a superb location for commuters to London for regular international travellers and those who enjoy the great outdoors including Ashdown Forest, the coast and elsewhere in the south of England.



Tudor building in East Grinstead



Eastcourt Park



## DISCOVER the local area

Oakhurst is within easy reach of the centre of the historic town of East Grinstead with its quaint High Street, dating back some 700 years and is full of timber framed Tudor and Medieval buildings. There is an interesting mix of independent shops, bars and cafes, alongside some well known brands such as White Stuff, Waitrose and Sainsbury's. There are plenty of Gastro pubs and coffee shops that welcome both locals and visitors to the town.

East Grinstead is situated mid way between London and the south coast with each being within easy access by car or train. The M23 with links to the M25 is just 5 miles away and Gatwick is about 7 miles distant. Regular trains run from East Grinstead to London bridge and Victoria, with journey times of less than an hour.

East Grinstead offers a wealth of recreational facilities with gyms and a swimming pool at the Kings Centre. There are also a number of sports

clubs including hockey, netball, cricket, rugby, football, squash and tennis. There is a cinema, and a theatre at Chequer Mead. The Bluebell Railway runs steam trains from East Grinstead to Sheffield Park Station, a return journey covering 20 miles through the beautiful Sussex countryside.

In the surrounding countryside, there is endless scope for activities with National Trust properties at Standen, Nymans and Sheffield Park, golf courses at Royal Ashdown, Charlton Park and Copthorne, water sports at Ardingly and Weirwood reservoirs and racing at Lingfield Park. Other attractions include the romance of Hever Castle with its gardens, Wakehurst Place for magnificent woodland gardens, and for all the keen walkers there is the open space that is provided by the Ashdown Forest (Winnie-the-Pooh country).

Larger nearby towns include Crawley 9½ miles Tunbridge Wells 14 miles and Brighton 29 miles.



# SPECIFICATION

## KITCHENS

- Miele hob, oven and cooker hood
- Hot tap
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Stone or similar worktop with matching splash back

## BATHROOMS

- Fully tiled
- Hans Grohe taps or similar

## FLOORING

- Carpet to bedrooms
- Tiles to bathrooms
- Hard wood floor to all other areas

## HEATING

- Underfloor heating throughout

## PARKING & STORAGE

- Secure underground car parking with provision for electric vehicle charging
- Individual storage locker in basement

## COMMUNAL

- Lift to all floors
- Video entry phone
- Keyless entry system to block
- Insurance grade burglar alarm
- Battery storage facility using a Tesla Powerwall
- Solar panels on the roof to power communal areas

# GROUND FLOOR



## APARTMENT 1 | GIA = 753ft<sup>2</sup> / 70m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	21' 5" x 21' 5"	6.54 x 4.95
Bedroom 1	14' 11" x 10' 2"	4.57 x 3.10
Bedroom 1 En-suite	6' 2" x 7' 1"	1.88 x 2.18
Bedroom 2	9' 8" x 10' 10"	2.97 x 3.32
Bathroom	7' 2" x 10' 9"	2.20 x 3.30

## APARTMENT 2 | GIA = 775ft<sup>2</sup> / 72m<sup>2</sup>

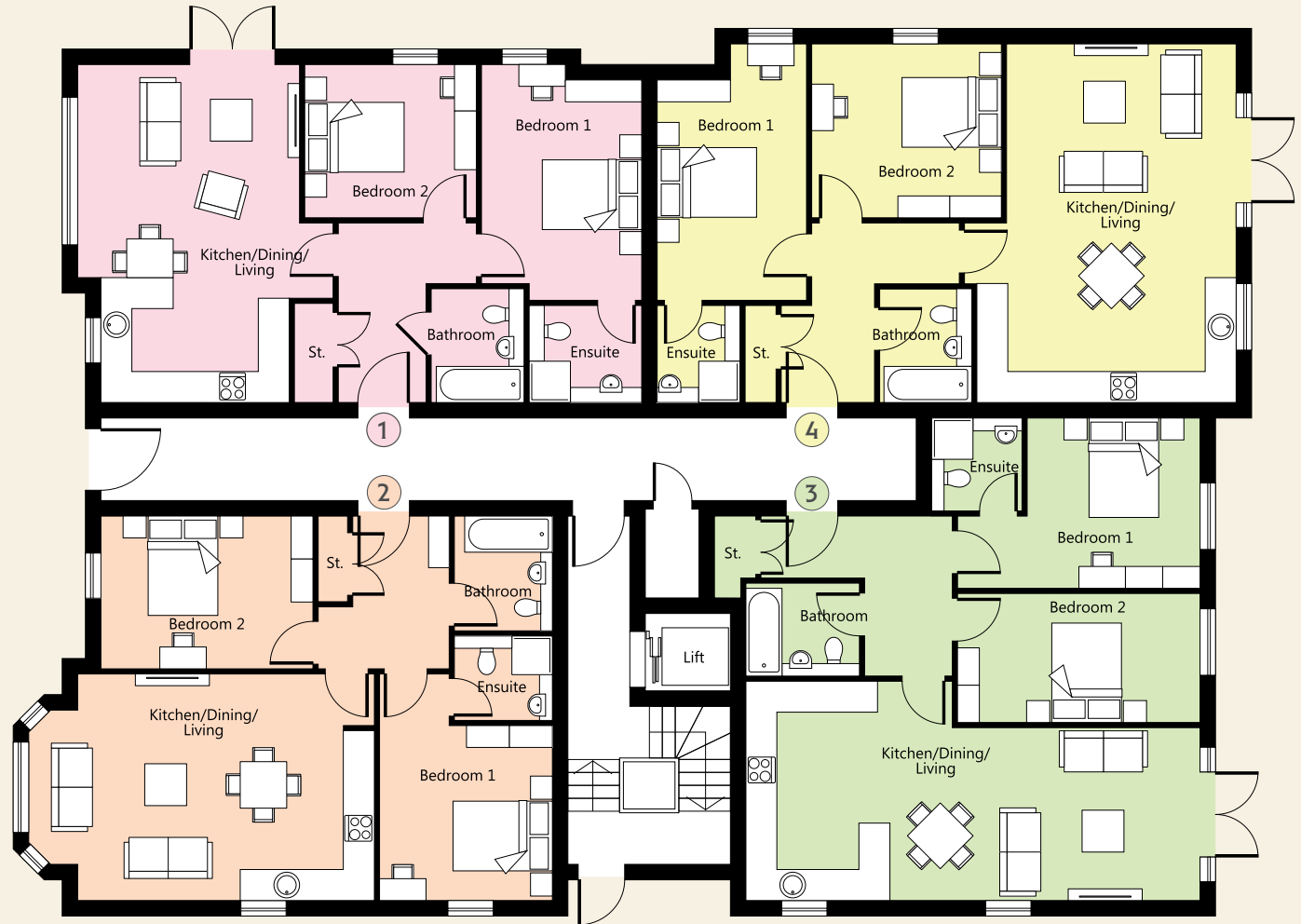
	IMPERIAL	METRIC
Kitchen/Dining/Living	14' 4" x 21' 11"	4.39 x 6.70
Bedroom 1	14' 4" x 10' 11"	4.39 x 3.35
Bedroom 1 En-suite	5' 4" x 6' 2"	1.63 x 1.90
Bedroom 2	9' 8" x 10' 10"	2.97 x 3.32
Bathroom	7' 3" x 6' 2"	2.22 x 1.90

## APARTMENT 3 | GIA = 829ft<sup>2</sup> / 77m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	13' 11" x 28' 10"	4.25 x 8.80
Bedroom 1	10' 9" x 15' 5"	3.30 x 4.70
Bedroom 1 En-suite	5' 10" x 5' 8"	1.80 x 1.75
Bedroom 2	8' 2" x 15' 5"	2.50 x 4.70
Bathroom	5' 10" x 5' 8"	1.80 x 1.75

## APARTMENT 4 | GIA = 829ft<sup>2</sup> / 77m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	22' 9" x 17' 3"	6.95 x 5.26
Bedroom 1	16' 3" x 9' 5"	4.97 x 2.89
Bedroom 1 En-suite	6' 2" x 5' 2"	1.88 x 1.60
Bedroom 2	11' 0" x 12' 0"	3.37 x 3.67
Bathroom	7' 2" x 5' 10"	2.20 x 1.80



Please be advised, these floor plans are for marketing purposes only.  
Size, scale and layouts are approximate and may vary.  
GIA = Gross Internal Area.



# FIRST FLOOR



## APARTMENT 5 | GIA = 850ft<sup>2</sup> / 79m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	15' 1" x 25' 1"	4.60m x 7.66m
Bedroom 1	12' 3" x 16' 5"	3.75m x 5.01m
Bedroom 1 En-suite	5' 10" x 5' 4"	1.80m x 1.65m
Bedroom 2	15' 1" x 10' 4"	4.60m x 3.17m
Bathroom	6' 0" x 7' 7"	1.85m x 2.33m

## APARTMENT 6 | GIA = 753ft<sup>2</sup> / 70m<sup>2</sup>

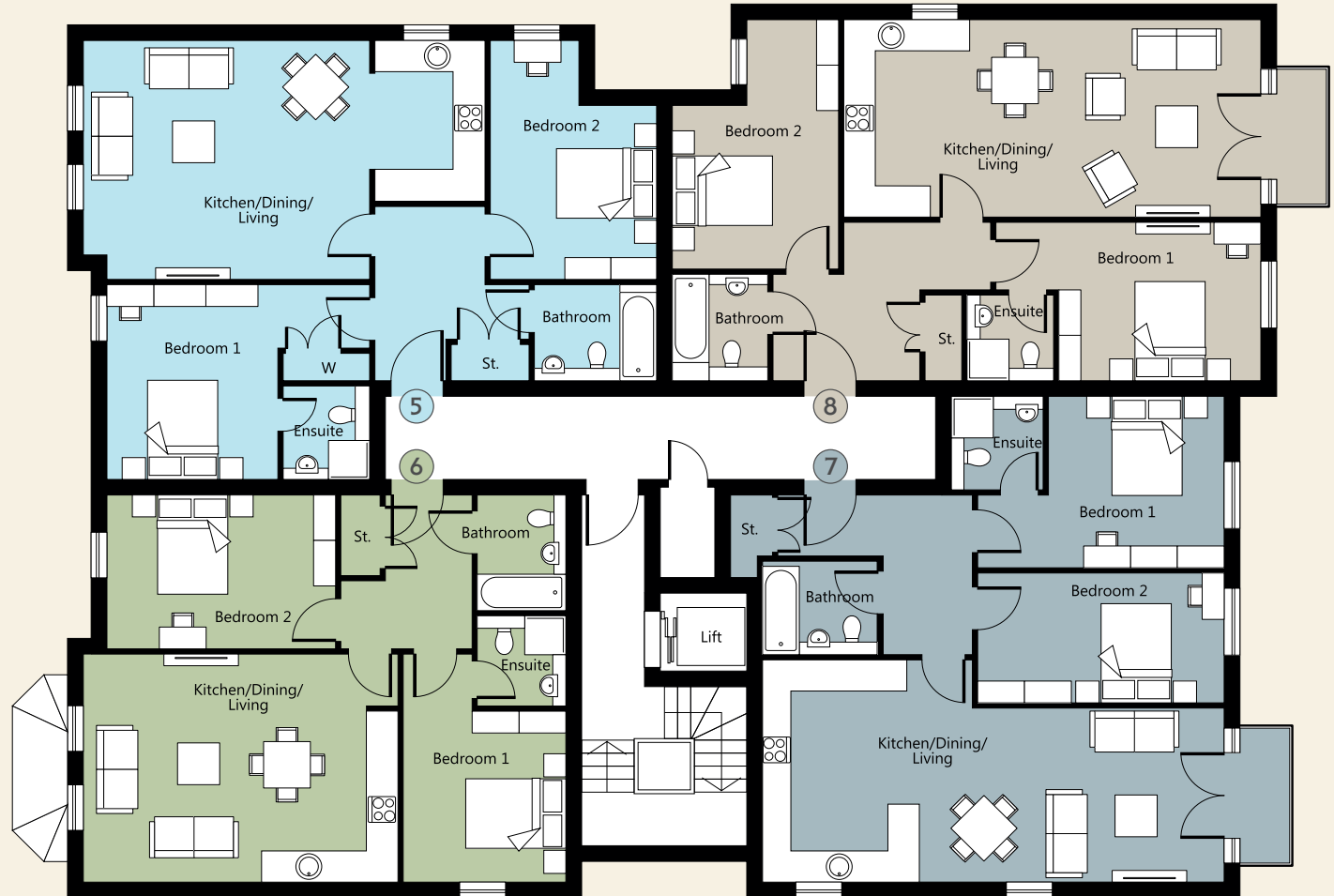
	IMPERIAL	METRIC
Kitchen/Dining/Living	14' 4" x 19' 8"	4.39m x 6.00m
Bedroom 1	14' 4" x 10' 2"	4.39m x 3.10m
Bedroom 1 En-suite	5' 8" x 5' 6"	1.74m x 1.69m
Bedroom 2	9' 8" x 14' 3"	2.96m x 4.36m
Bathroom	7' 3" x 5' 6"	2.22m x 1.69m

## APARTMENT 7 | GIA = 829ft<sup>2</sup> / 77m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	14' 0" x 28' 10"	4.28m x 8.80m
Bedroom 1	10' 9" x 15' 5"	3.30m x 4.70m
Bedroom 1 En-suite	5' 10" x 5' 8"	1.80m x 1.75m
Bedroom 2	8' 2" x 15' 5"	2.50m x 4.70m
Bathroom	5' 10" x 5' 8"	1.80m x 1.75m

## APARTMENT 8 | GIA = 818ft<sup>2</sup> / 76m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	22' 9" x 17' 3"	6.95m x 5.26m
Bedroom 1	10' 0" x 16' 6"	3.05m x 5.05m
Bedroom 1 En-suite	5' 4" x 5' 4"	1.65m x 1.65m
Bedroom 2	15' 8" x 10' 4"	4.80m x 3.17m
Bathroom	6' 8" x 5' 11"	2.05m x 1.82m



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# SECOND FLOOR



## APARTMENT 9 | GIA = 1,076ft<sup>2</sup> / 100m<sup>2</sup>

	IMPERIAL	METRIC
Kitchen/Dining/Living	19' 9" x 30' 10"	6.03 x 9.41
Bedroom 1	13' 9" x 13' 0"	4.21 x 3.97
Bedroom 1 En-suite	10' 2" x 6' 7"	3.11 x 2.03
Bedroom 2	9' 8" x 10' 10"	4.02 x 3.72
Bedroom 2 En-suite	8' 0" x 6' 0"	2.44 x 1.85
WC	5' 0" x 5' 2"	1.53 x 1.60

## APARTMENT 10 | GIA = 1,066ft<sup>2</sup> / 99m<sup>2</sup>

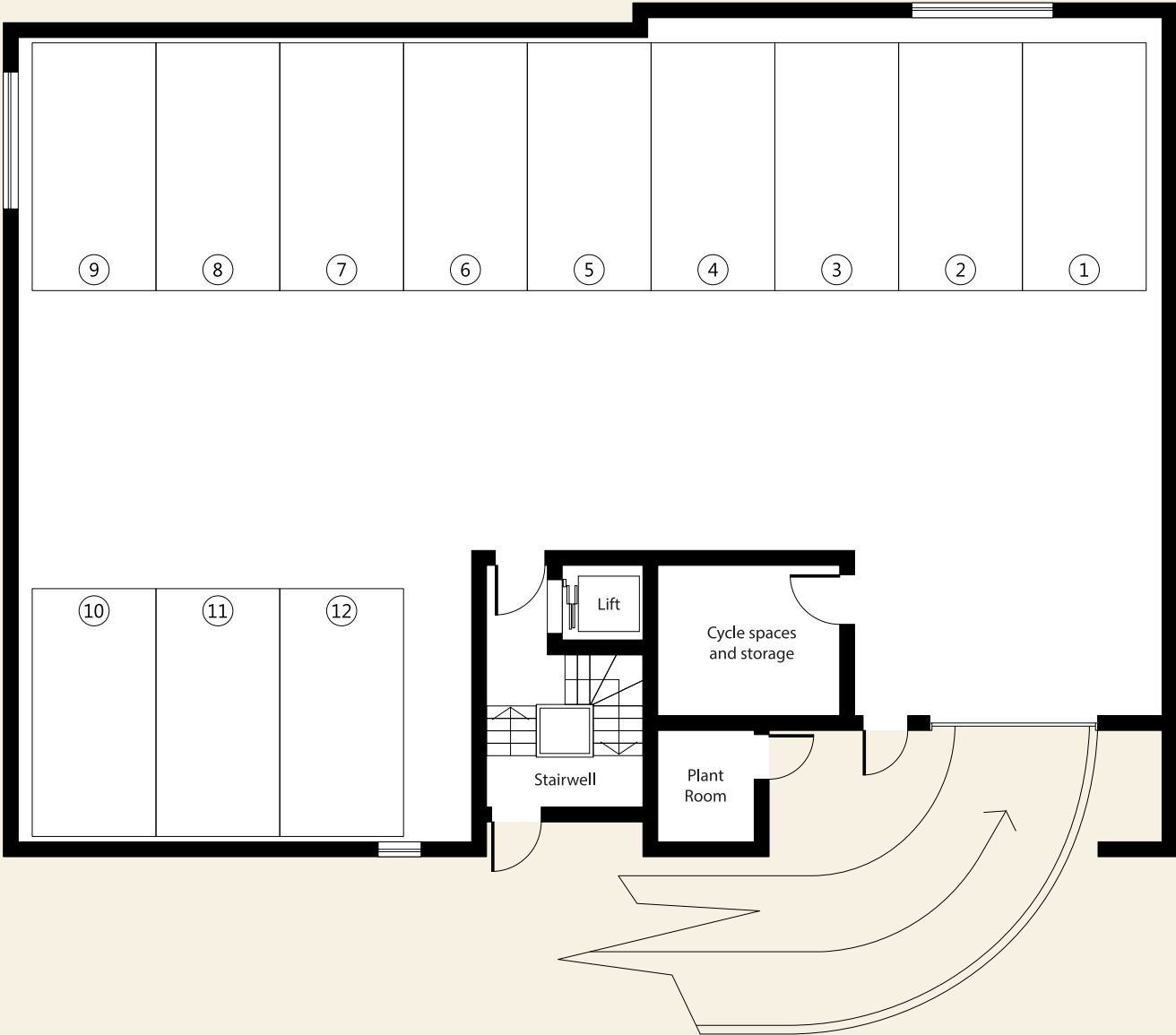
	IMPERIAL	METRIC
Kitchen/Dining/Living	19' 1" x 21' 0"	5.82 x 6.41
Bedroom 1	16' 7" x 17' 10"	5.07 x 5.44
Bedroom 1 En-suite	7' 8" x 5' 72"	2.36 x 1.72
Bedroom 2	10' 4" x 13' 2"	3.17 x 4.02
Bathroom	7' 0" x 8' 4"	2.14 x 2.55



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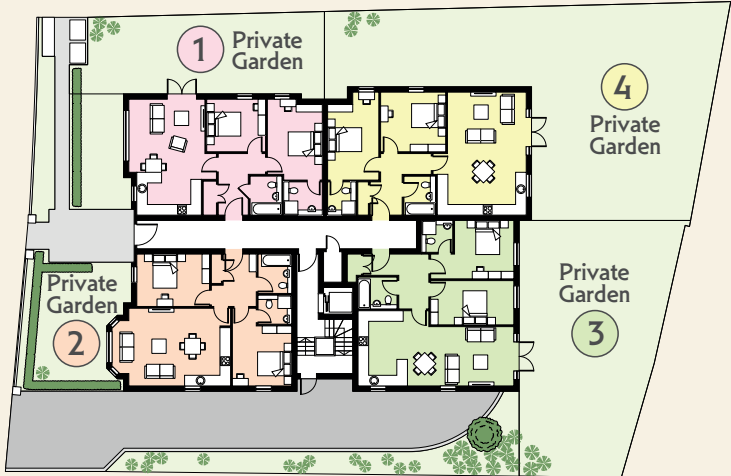


# BASEMENT



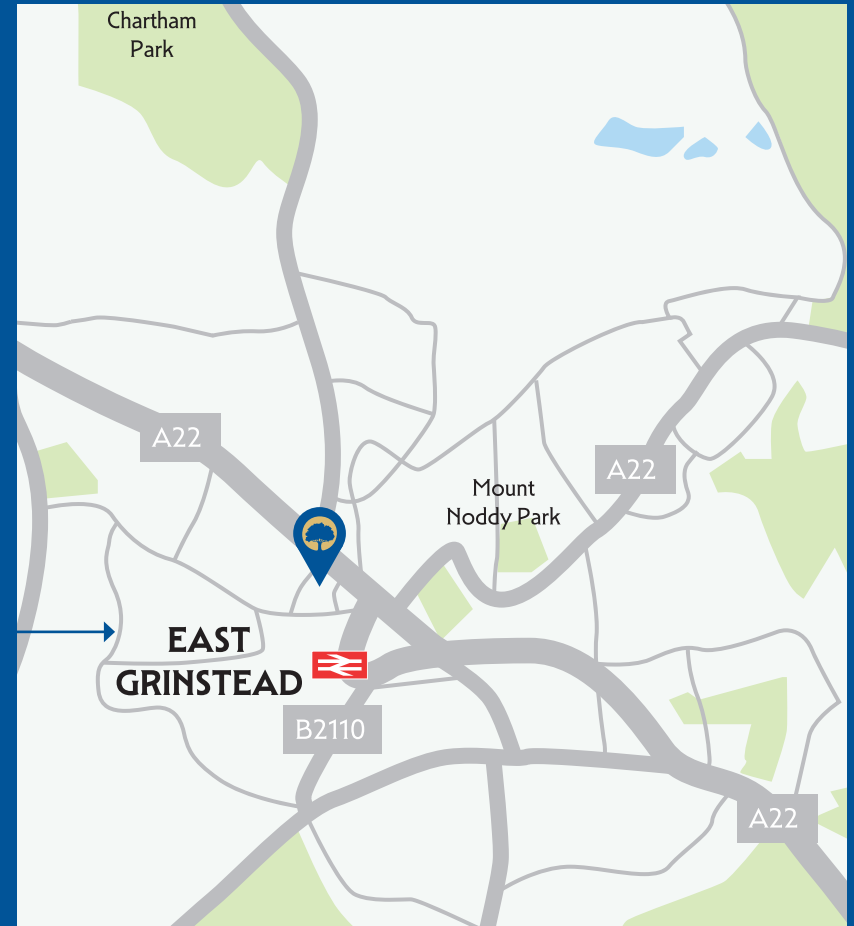
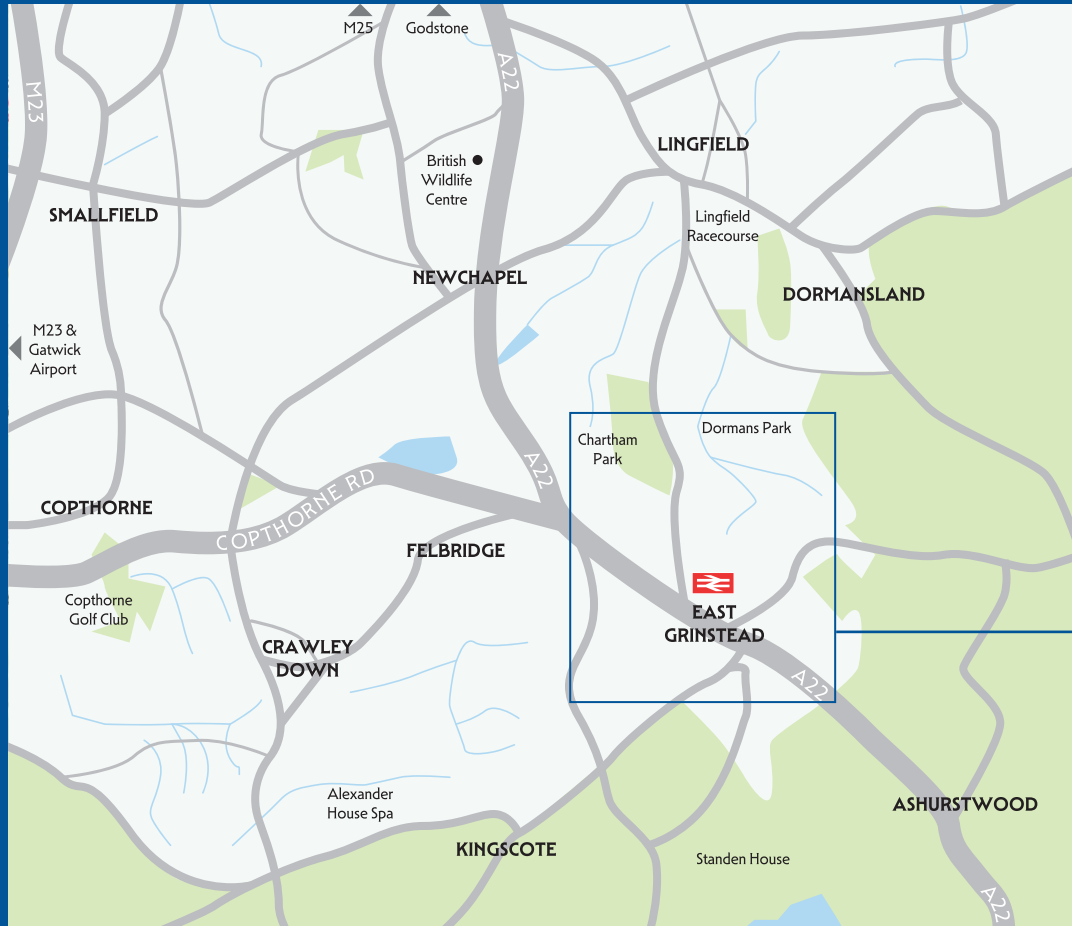
## GROUND FLOOR SHOWING PRIVATE GARDENS

The ground floor apartments at Oakhurst benefit from access to their own private garden as shown.



- APARTMENT 1
- APARTMENT 2
- APARTMENT 3
- APARTMENT 4





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