



Wellington Gate

East Grinstead, West Sussex. RH19

humberts.com



A wonderful family home in a gated private estate opposite the hospital and close to the centre of town.

- Sitting room
- Kitchen/dining room
- Utility room
- Hall
- Cloakroom

- Landing
- Principal bedroom with en-suite shower room
- 3 further bedrooms
- Family shower room

- Drive for parking
- Integral garage
- Terrace
- Lawn



Property

Covered porch with front door opens into the hall. The sitting room is a good size with a gas fire. The kitchen/dining room has fitted wall and floor units, French doors to the garden, work surfaces, dishwasher, built in microwave, oven and 5 burner gas hobs. Beyond is the utility room with doors to garden and the integral garage with an up and over door. There is also a cloakroom under the stairs.

On the first floor the landing has an airing cupboard and access to the roof space. The principal bedroom has a built-in wardrobe and an en-suite shower room. There are 3 further bedrooms and a family bathroom.

Outside

There is a parking space in front of the integral garage which has an up and over door. The main garden is to the rear, which is enclosed by fencing and has a paved seating area leading out onto the lawn.

Directions

From the centre of East Grinstead head east out of town on A264 and Wellington Gate will be found on the right opposite the Queen Victoria Hospital. Go through the gates and the house is first on the right.

Tenure, Local Authorities and Services

Freehold. There is a management charge of about £375 per year for the gates and the drive. Mid Sussex DC 01444 458166. West Sussex CC 01243 777100. Council Tax band F. All mains water, gas and electricity. Mains drainage. Gas central heating. EPC band C.

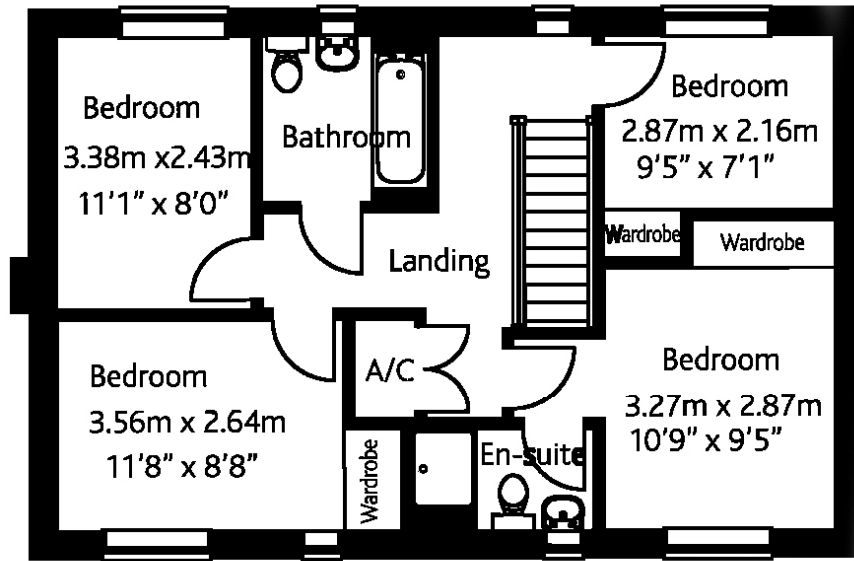


Amenities & Communications

The property is well located within the town for access to shops, restaurants, railway station, excellent schools and the Kings Centre, which has extensive sporting facilities including rugby, hockey, cricket, netball, tennis and football. The nearby towns of Crawley and Tunbridge Wells are also within easy reach.

There is an excellent selection of schools in the surrounding area. Nearby Ashdown Forest is the largest free public access space in selection of schools in the South East. It is a great place for walking and enjoying spectacular views over the Sussex countryside and is known the world over as the 'home'

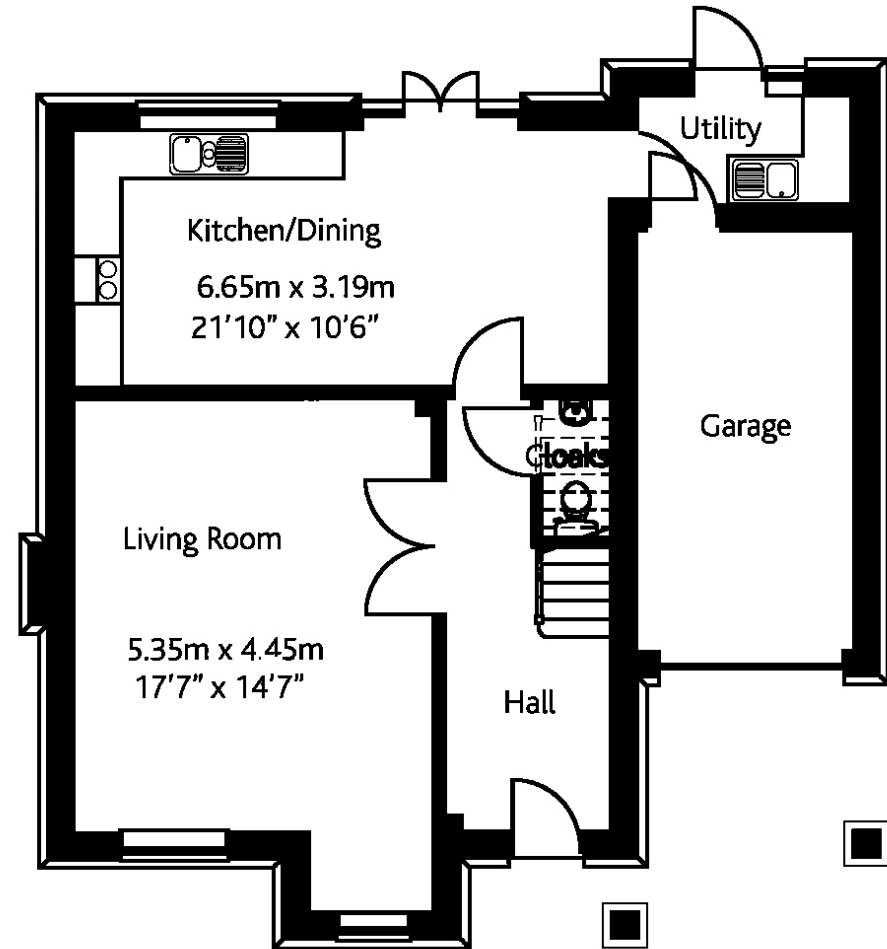
of Winnie-the-Pooh. The mainline railway station at East Grinstead provides a service to London Bridge/Victoria in about 55 minutes. The A264 connects to the M23/A23, which in turn gives good access to Gatwick airport, London, Brighton, and the M25.



First Floor



FOR IDENTIFICATION ONLY
NOT TO SCALE



Ground Floor

Simon Lewis Agencies Ltd trading as Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photos 8/23. Details 10/24. Wide angle lenses may be used. ©Copyright Humberts Group Ltd

01342 326326

forestrow@humberts.com

The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA

