



# Sandy Lane

East Grinstead, West Sussex. RH19

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A wonderful family home steeped in history in this popular road close to the centre of town.

- Double reception room
- Kitchen/breakfast room
- Utility room
- Principal bedroom with en-suite bathroom
- 2 further bedrooms
- Family shower room
  
- Drive for parking
- 2 bay carport
- Workshop
- Terrace
- Lawn



## Property

Formally a Victorian lodge for Stoneleigh, which has been extended over the years. The front door opens into the utility room, with tiled floor. The kitchen/dining room is a fabulous space with fitted units, wood block work surfaces, peninsula unit, dishwasher, oven and 4 ring ceramic hob. The dining area has the original front door and a fireplace housing a wood burner with cupboards to one side housing the gas boiler. The principal bedroom has wardrobes and an en-suite bathroom with a roll top cast iron bath. There are 2 further bedrooms and a shower room. At the end of the passage is the sitting room which is divided by a wide opening into two and has a fireplace and French doors to the garden.

Attached to the side of the lodge is a store room.

## Outside

An electric sliding gate opens to a gravel drive for parking. There is a 2 bay car port, behind which is a side courtyard. The main garden is to the rear with paved seating areas with borders leading out onto the lawn. Steps lead up to a further lawn with views, where there is a gravelled seating area and a good size garden shed and log store. The garden is enclosed by hedging and fencing.

## Directions

At the eastern end of East Grinstead High Street turn left onto College Lane. Immediately after the bridge turn left into Sandy Lane and the property is the first on the right.

## Tenure, Local Authorities and Services

Freehold. Mid Sussex DC 01444 458166. West Sussex CC 01243 777100. Council Tax band F. Mains water, gas and electricity. Private drainage. Gas central heating. EPC band D.

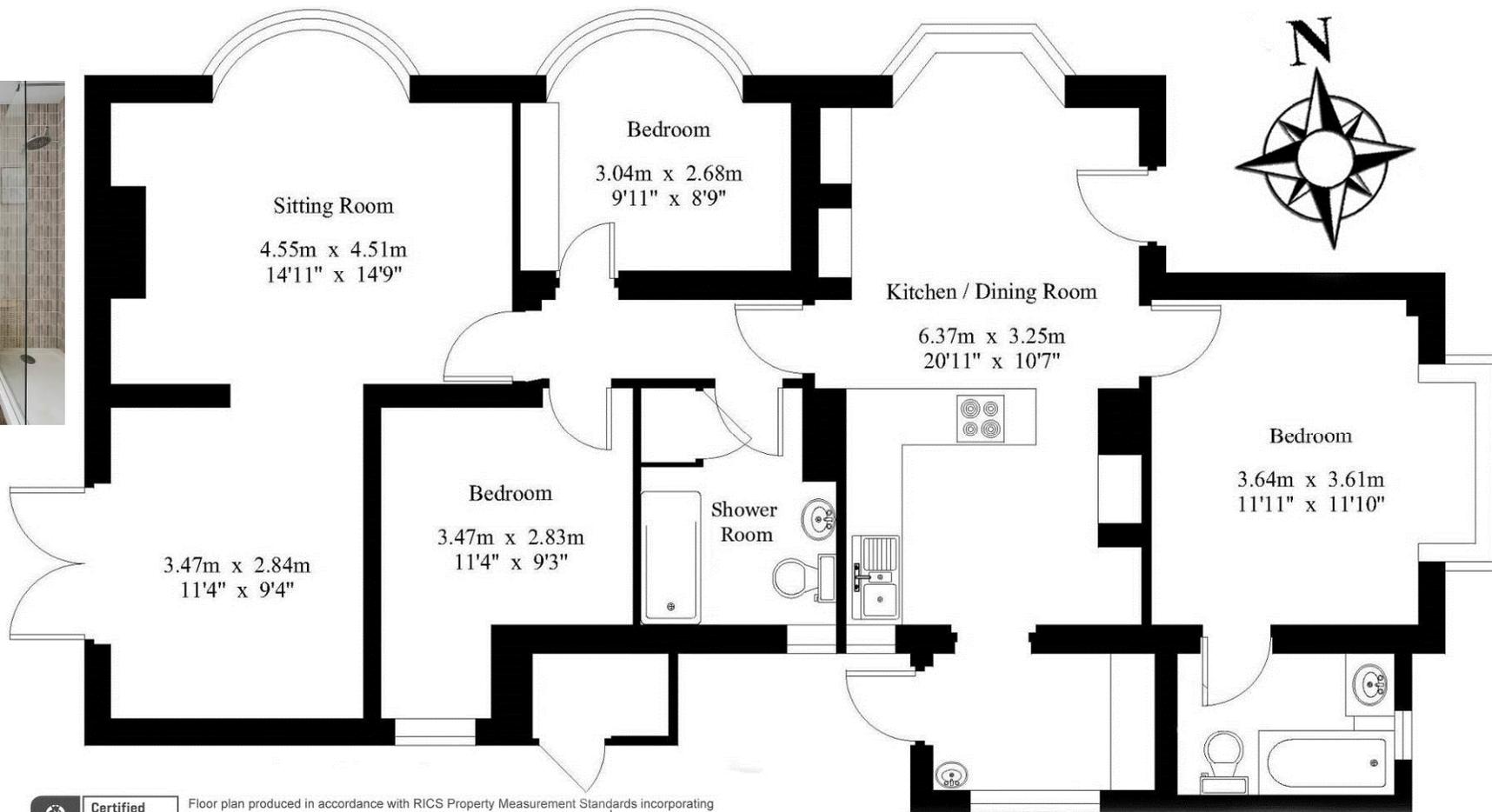


## Amenities & Communications

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.



Gross Internal Area : 100.2 sq.m (1078 sq.ft.)

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