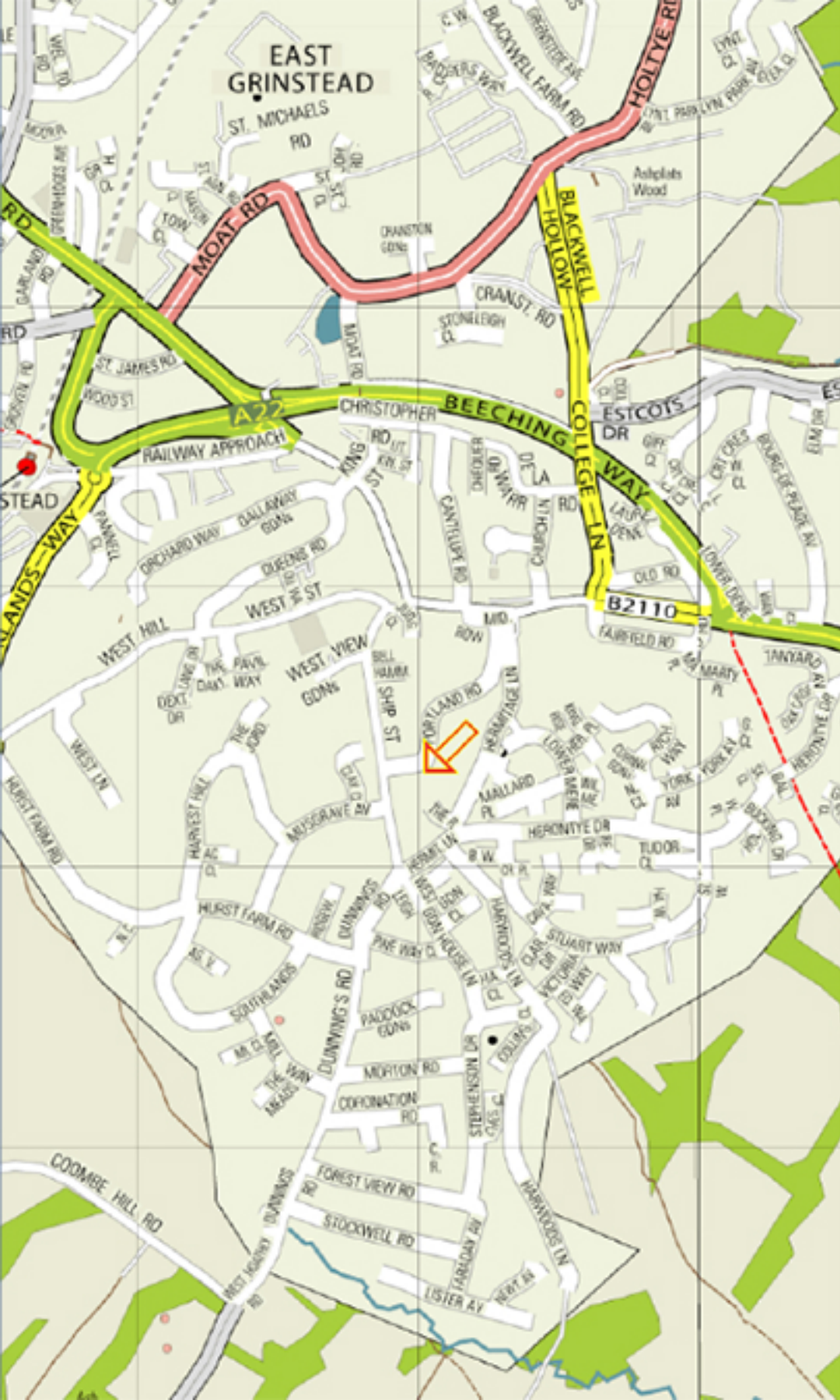




Uplands West
East Grinstead





Uplands West

Portland Road, East Grinstead, West Sussex, RH19 4DZ

Substantial Character Property

Imposing five bedroom Victorian property in a sought after central location with far reaching views and substantial grounds. This Wonderful spacious wing of a Victorian country house offers generous proportioned rooms and measures approximately (2,800 sqft) and (3,293 sqft) including the cellar and detached garage.

The property has the luxury of many features including Parquet flooring, sash windows, feature open fireplaces with impressive surrounds, picture rails, high skirting boards, column radiators, 10ft high ceilings, far reaching views, cellar, detached garage and ample off road parking.

Viewings are essential to appreciate the accommodation on offer.

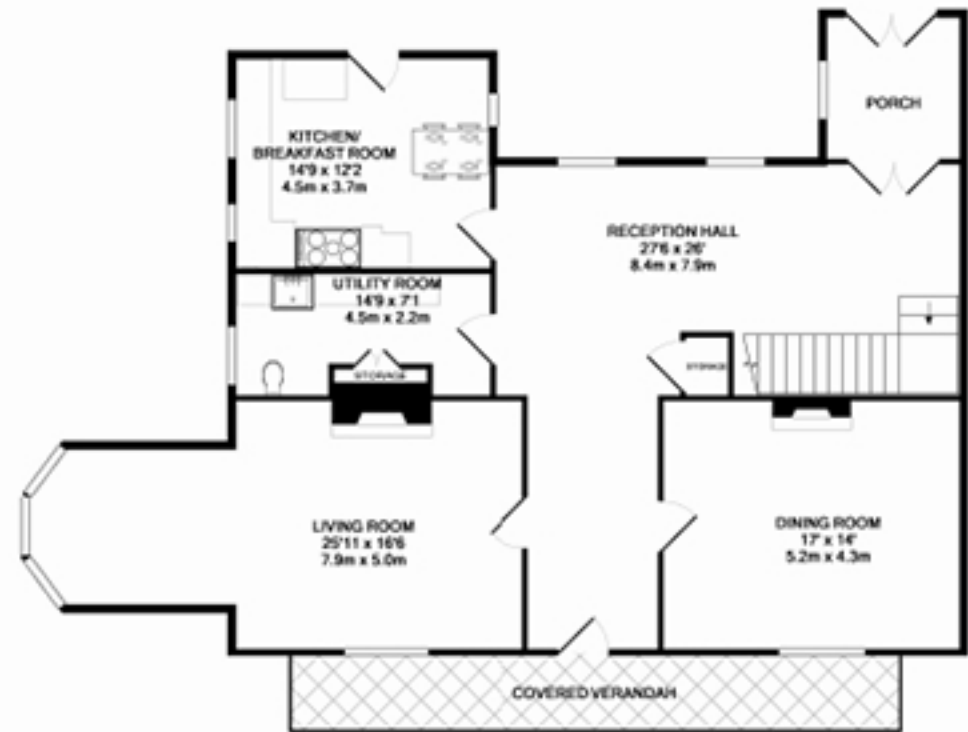
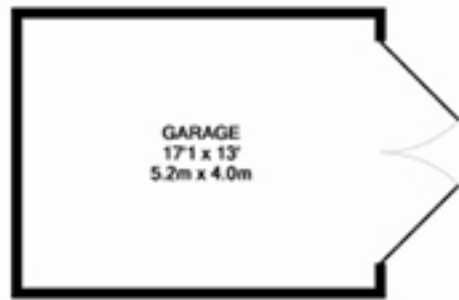
Ideal Setting

The property is situated in the heart of East Grinstead in the desirable Portland Road. Popular local primary and secondary schools are within easy reach and the town centre is only 0.15 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets. East Grinstead train station is 0.5 miles distant and offers frequent services to East Croydon and London Victoria. London Gatwick is only 10 miles away whilst the M25 is 11miles distant. Private and specialist schools can be found in Forest Row, Turners Hill and Lingfield and are all within 10 miles.

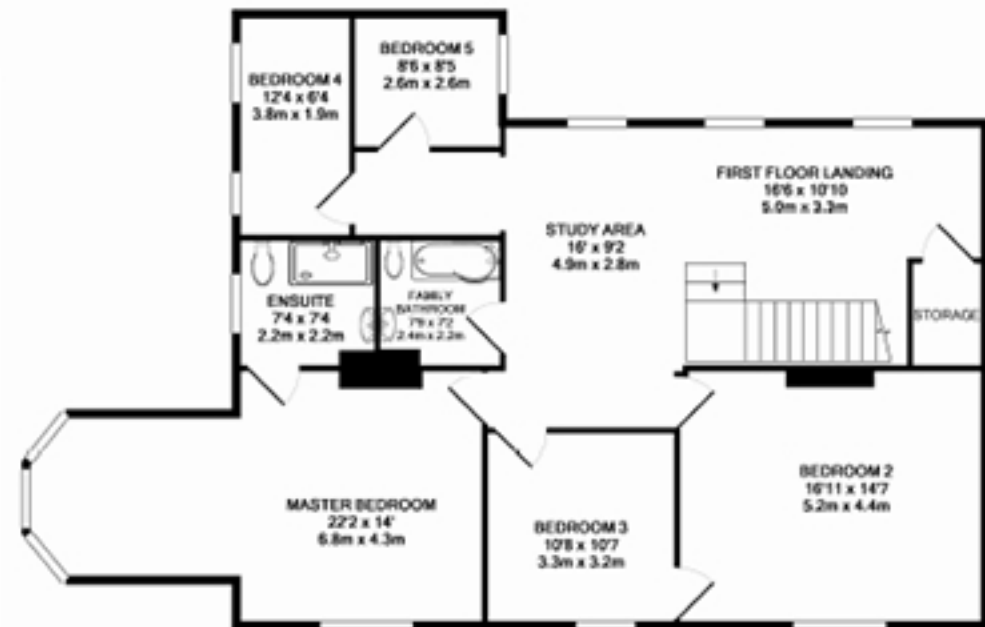
Price £850,000



FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 1381 SQ. FT.
(128.110 M.)



1ST FLOOR
APPROX. FLOOR
AREA 1306 SQ. FT.
(121.350 M.)





Entrance Porch

Double doors through to the larger than average porch with plenty of storage space and window to the side aspect.

Reception Hall

25ft x 27ft L-shape reception hall with triple windows to the front aspect, exposed wood flooring, storage cupboard, alarm system and stairs to the first floor landing.

Kitchen/Breakfast Room

A beautiful handmade kitchen designed and built by a local company providing a comprehensive range of wall and base level units with extensive area of granite work surface incorporating one and a half bowl china sink with mixer tap, range cooker with cooker hood above, space for American style fridge/freezer, part tiled walls, double aspect windows and a door to the front of the property. There is also a hatch leading to the basement.

Utility/W.O.

The utility provides great space for laundry and offers plenty of storage and a feature high flush W.C, made by Chadder & Co from the local village of Forest Row.

Living Room

The generous size sitting room creates bright and airy living with double aspect sash windows giving a lovely outlook over the garden. The room is filled with character including a stunning stone open fire place, high skirting boards and a picture rail which runs around the entire room.

Dining Room

The dining room enjoys a peaceful outlook over the garden and beyond with far reaching views. The dining room has the original Parquet flooring and a feature working fireplace providing a great area for entertaining.

First Floor

Landing

Double windows to the front aspect, large walk-in storage cupboard and spacious study area.

Master Bedroom

The master bedroom is perfection in size with ample wardrobe space and more. There are double aspect windows giving breath-taking views and a character fireplace. The en-suite has a superb double shower, low level W.C, wash hand basin, heated towel rail, under floor heating and a window to the side aspect.





Bedroom Two

A delightful double bedroom offering great space situated at the rear of the property with far reaching views.

Bedroom Three

A spacious double bedroom with window to rear aspect providing a stunning outlook.

Bedroom Four

A large single bedroom with window to the side aspect, situated to the front of the property.

Bedroom Five

A large single bedroom situated to the front of the property with window to side aspect and radiator.

Family Bathroom

Fitted suite comprising P Shaped panel bath with wall mounted mixer tap, shower above and curved glass screen, low level W.C., wash hand basin with water fountain mixer tap, wall mounted mirror with lighting, shaver point, heated towel rail, part tiled walls and tiled floor with under floor heating.

Outside**Rear Garden**

This property subject to planning permission has great scope for further development or even a conversion into luxury apartments. The property is situated in generous grounds with the garden being mainly laid to lawn with a variety of mature shrubs and flowers and a patio area. The garden offers great privacy and a lovely outlook.

Front Garden

A well screened frontage with ample parking and detached pitched roof garage with double wooden doors, the garage benefits from a shed attached to the rear.

Cellar

The cellar offers potential for further development subject to planning permission and is accessible via the kitchen/ breakfast room and a outside stairwell.





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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed