

Nicholas
IRWIN

**THE LAURELS, LEWES ROAD, EAST GRINSTEAD,
WEST SUSSEX, RH19 3UD**



Price £750,000 Freehold

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The Laurels, Lewes Road, East Grinstead



- Magnificent Entrance Hall
- Dual Aspect Drawing Room Kitchen/
Dining Family Room
- Utility Room & Cloakroom
- Guest Bedroom en-suite Shower
- Two further Bedrooms
- Family Bathroom
- Gardens

NEW SUPERB 4 bed detached SCANDIA HUS on the Lewes Road & built to a high spec. Features include ENERGY EFFICIENT insulation, TRIPLE GLAZING throughout, water-fed UNDER FLOOR HEATING throughout ground floor, SOLID OAK carpentry, PORCELAIN tiled & LUXURY carpeted, modern bathrooms. VACANT POSSESSION.

The Laurels is a beautifully presented newly built Scandia Hus situated in a convenient location on the south side of East Grinstead. The property has a striking split roof, with partially weatherboard and rendered elevations under a tiled roof. The property is finished to an extremely high standard with energy efficient features including high grade insulation and triple glazing throughout. Features include water-fed underfloor heating throughout the ground floor, solid oak carpentry, a mix of porcelain tiled and luxury carpet flooring, and stunning modern bathrooms. The floor plan gives an excellent overview of the layout and extent of the accommodation; points worthy of further note include the superb entrance hall with a central solid oak staircase rising to the first floor landing.

VIEWING IS HIGHLY RECOMMENDED



The Laurels, Lewes Road, East Grinstead

SUPERB ENTRANCE HALL

With central solid oak staircase rising to the first floor landing.

DRAWING ROOM

The dual aspect drawing room has glazed double doors to the entrance hall and French doors to the rear garden.

KITCHEN/DINING ROOM

Triple Aspect. Beautifully equipped with carpentry by Schuller kitchens, a comprehensive range of Bosch appliances including halogen hob with down draft extractor, steam oven, microwave oven, two conventional ovens, dishwasher, fridge freezer and wine fridge. There is an island breakfast bar, and space for dining table and chairs, and a family area. A utility room and cloakroom complete the ground floor.

FIRST FLOOR

The first floor has been cleverly designed, the mezzanine landing has large windows and glass balustrades allowing natural light to flood through the rooms.

MASTER BEDROOM

The master bedroom has built in storage and a lovely contemporary fully tiled en suite shower room, with under tile heating to the floors

and one shower wall, a walk-in shower, Deuco units with a mounted basin and WC. The guest bedroom also has a stunning fully tiled modern shower room. There are two further bedrooms and a family bathroom.

OUTSIDE

The Laurels is set behind a tall hedge, screening the property and its garden from Lewes Road; ahead of the house is parking for a number of vehicles. The garden is mainly laid to lawn and enclosed by established and recently planted hedging.

SERVICES

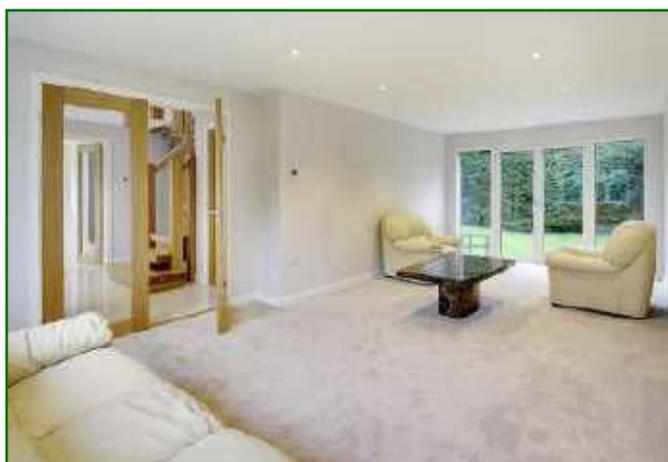
Gas fired central heating (partially underfloor); mains electricity, water and drainage.

LOCAL AUTHORITY

Mid Sussex District Council, 01444 458166. Council tax band F 2018/2019 £2,491.11.

COUNCIL TAX BAND F

Council tax band F 2018/2019 £2,491.11.



The Laurels, Lewes Road, East Grinstead



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			91
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

DIRECTIONS

From the centre of East Grinstead, follow the A22 south (Lewes Road) in the direction of Ashurstwood. Pass Woodbury Close/Avenue on the left hand side, and then a row of houses fronted by a low brick wall. After a short distance, the entrance to The Laurels can be found on the left hand side, flanked by high hedgerows.

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