

Nicholas
IRWIN

**2 HACKENDEN COTTAGES, HACKENDEN LANE, EAST GRINSTEAD,
WEST SUSSEX, RH19 3DP**

A VICTORIAN TERRACED COTTAGE OF MUCH CHARACTER AND WITH MANY FINE PERIOD FEATURES, OFFERING A 70 FT GARDEN AND SITUATED IN A SEMI-RURAL PRIVATE LANE. CONVENIENTLY LOCATED FOR THE TOWN CENTRE AND THE RAILWAY STATION WHICH IS WITHIN A MILE. NO CHILDREN OR PETS. AVAILABLE FROM EARLY NOVEMBER 2015



- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- 70ft Garden & Parking Area

£900 Per calendar month

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2 Hackenden Cottages, Hackenden Lane, East Grinstead

The property is constructed of brick with tile hung elevations and slate roof, one in a row of only six. The property has been renovated to a high standard totally in keeping with the style and character of the property. The property benefits from gas fired central heating and the windows have been replaced with sealed unit double glazing. Situated on an unmade part of the lane neither facing nor backing onto other properties and therefore enjoying a semi rural atmosphere.

Available to rent In November unfurnished on an Assured Shorthold Tenancy, subject to receiving suitable references, six weeks' rental deposit and one month's rent in advance. A non refundable Application Fee is applicable with all rental properties and includes the cost of a single reference and the drawing up of the Tenancy Agreement.

Living Room Approx 12'3" x 10'2" (Approx 3.73m x 3.10m)

Double glazed front door. Victorian cast iron open fireplace with mantelshelf over, storage cupboard, meter cupboard, picture rail, radiator.

Dining Room Approx 12'7" x 9'7" (Approx 3.84m x 2.92m)

Deep storage cupboard under stairs, further small storage cupboard, radiator, feature Victorian oven range fully restored (a forerunner of the Aga) set in original chimney breast - not for use.

Kitchen Approx 8'11" x 7' (Approx 2.72m x 2.13m)

Refitted and comprising a stainless steel sink unit set in work surface with mixer tap, cupboards and drawers under, work surfaces with cupboards and appliance space under, plumbing for washing machine, Zanussi electric 4 ring hob, Firenze double oven, extractor fan with light, eye level cupboards and display shelves, wall cupboard housing Vaillant combi boiler, quarry tiled floor, double glazed door to garden, door to rear lobby and door to:-

Bathroom

Refitted with white suite comprising panelled bath with fitted shower, small wash hand basin, low level w.c, radiator, medicine cabinet, quarry tiled floor.

First Floor

Bedroom One Approx 12'4" x 10'4 (Approx 3.76m x 3.15m)

Victorian cast iron fireplace with mantelshelf, coved ceiling.

Bedroom Two Approx 12'5" x 9'8" (Approx 3.78m x 2.95m)

Victorian cast iron fireplace, built-in storage cupboard with access to loft, door to:-

Bedroom Three Approx 8'8" x 7'2" (Approx 2.64m x 2.18m)

Radiator.

Outside

Front garden comprises a PARKING AREA.

THE REAR GARDEN is sloping and laid to lawn with shrubs at the rear and extends to approximately 70ft. There is a timber garden shed and an area of hard standing. Services: Mid Sussex District Council. Tax Band C.

DIRECTIONS

Approaching East Grinstead town take the A264 Tunbridge Wells Road on the left and after about half a mile at the second mini roundabout turn left into Blackwell Farm Road. Having passed the primary school turn left into Hackenden Lane and the cottage will be found on the right hand side after about 200 yards.