



10 Coombe Hall Park, East Grinstead, West Sussex, RH19 4JJ

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J A M E S D E A N
E S T A T E A G E N T S

This period country house is situated in a prestigious private road in an Area Of Outstanding Natural Beauty with magnificent grounds of circa 7 acres. It was built in the early 20th century and converted into 8 luxury apartments in 2004.

The deluxe ground floor apartment stretches the whole length of the front of the house and is offered to the market chain free. It benefits from independent access, period features, a long lease with 980 years remaining and the rarity of two large separate terraces, one of which has a wonderful glass canopy, offering private outside space.

The accommodation consists of a large entrance reception, currently used as a boot room, that leads onto an impressive and spacious kitchen. This welcoming room has a striking bay window that overlooks one of



the terraces and is ideal for home entertaining, with generous dining capacity. Integral appliances include double oven, microwave, dishwasher, gas hob, washing/dryer machine and fridge freezer. A wide internal hallway with several storage cupboards leads to two double bedrooms, separate cloakroom, and ends with an elegant dual aspect sitting room. Both bedrooms feature bay windows, fitted wardrobes and ensuite bathrooms whilst the sitting room includes a feature real flame gas fireplace and has French doors to the second partly covered private terrace.

The development is approached via electric gates and the apartment comes with two private parking spaces, as well as external storage facilities. The communal grounds include a residents' tennis court, landscaped gardens, paddock and a small fenced lake.

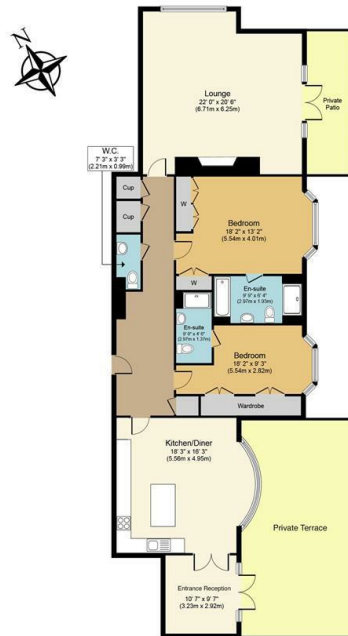
This property enjoys an exceptionally peaceful countryside location with wonderful unspoilt views, whilst still being close to the centre of East Grinstead, which offers a great mix of local amenities and excellent transport links with its mainline station, and proximity to Gatwick, M23 and M25.

NO CHAIN

Asking Price £755,000



Floor plan



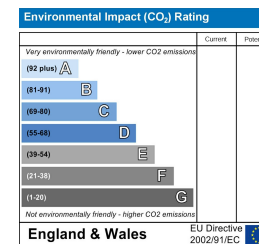
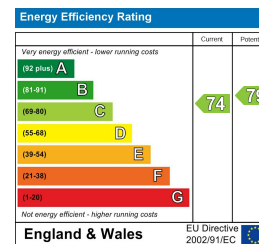
Ground Floor
Approximate Floor Area
1,755 sq.ft.
(163.0 sq.m.)

Coombe Hall Park, RH19

Approx. Gross Internal Floor Area 1,755 sq.ft. (163.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: Leasehold

Council Tax Band: F - £2,965.95 per annum

Remaining Lease Term: 980 years. Annual Service Charge: £3,963.10

Annual Ground Rent: £100. Private Road Sinking Fund: £239.63 per annum

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