



10 Herontye House, Stuart Way, East Grinstead, RH19 4QX
Asking Price £650,000



JAMES DEANE

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Herontye House is a magnificent country house of local historical importance that offers a rich heritage.

The property was built in 1912 and was converted into nine luxury apartments at the millennium. The architects intended the property to have an Elizabethan look with mullion windows and mellow Horsham stone elevations and roof. The property was sold in 1921 to Admiral Sir Charles Madden, Commander-in-Chief of the Atlantic fleet and eventually First Sea Lord. Five years later he sold it to the Hon. John Nivison, later Baron Glendyne.





Nestled in the market town of East Grinstead, this exquisite two-storey apartment offers a unique blend of historic elegance and modern luxury. Originally built in 1912 as a former country manor house, the property has been thoughtfully converted into nine luxury apartments, each retaining an abundance of period features that evoke a sense of timeless charm.

Spanning an impressive 1,748 square feet, this spacious apartment boasts two well-appointed bedrooms and two stylish bathrooms, providing ample accommodation for both relaxation and entertaining. The generous reception room is perfect for hosting guests or enjoying quiet evenings at home, while the high-quality finishes throughout the property ensure a comfortable and sophisticated living experience.

The apartment is set within expansive grounds of circa six acres, offering a tranquil and secluded environment, yet it remains conveniently close to local amenities, making it an ideal choice for those seeking both peace and accessibility. The gated driveway adds an extra layer of security and exclusivity, while the garage with an door provides convenient parking or storage along with allocated parking provision.

This property is a rare find, combining the allure of its historic roots with the comforts of contemporary living. Whether you are looking for a serene retreat or a stylish home close to the heart of East Grinstead, this apartment is sure to impress. Don't miss the opportunity to make this exceptional residence your own.

The property is share of freehold with 974 year remaining on the lease. A monthly service charge of £425 applies and there is no ground rent.









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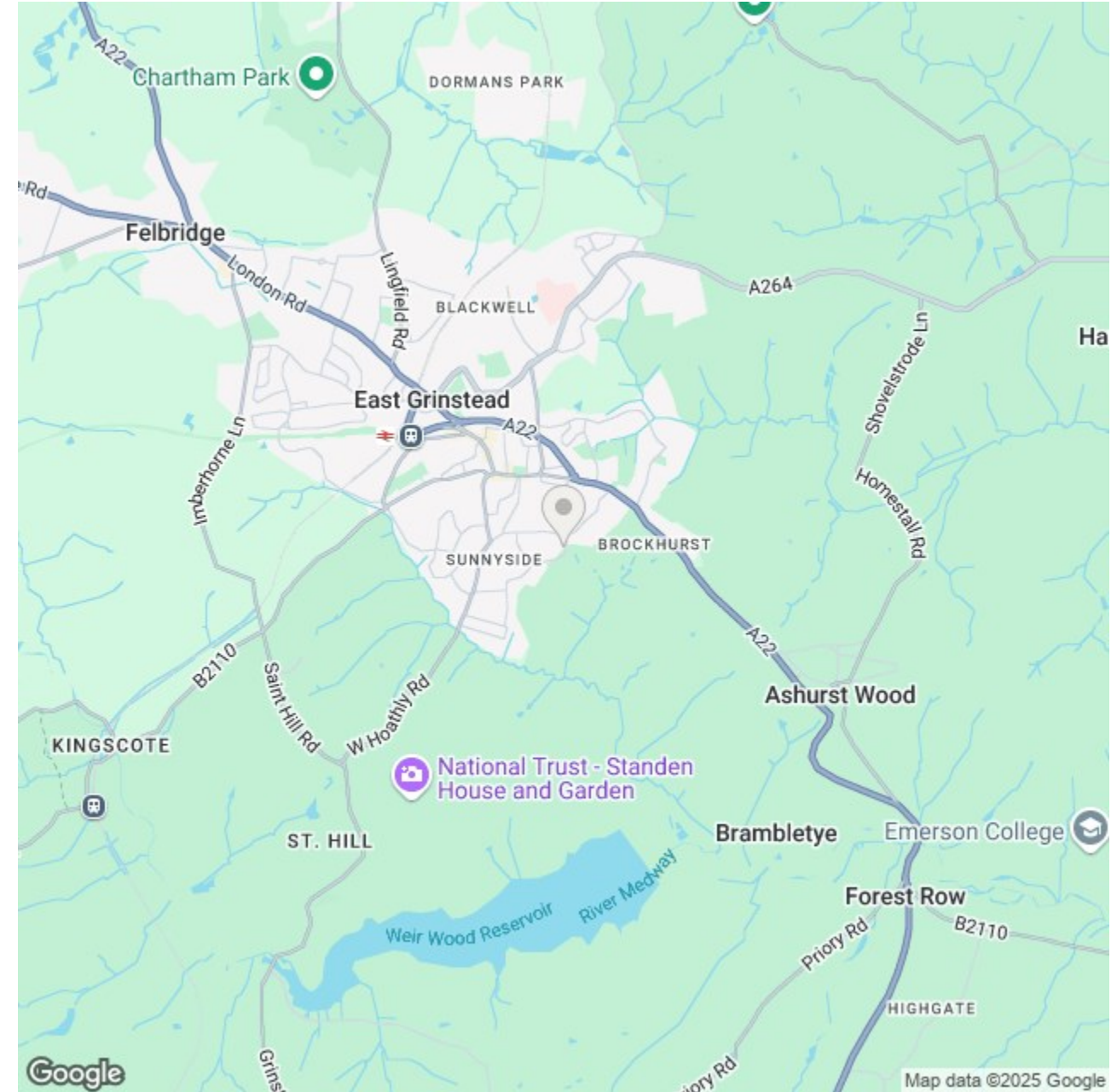


- Magnificent Former Manor House converted into Nine Luxury Apartments
- Stylish Apartment Split over Two Floors with an Abundance of Period Features
- Triple Aspect Living Room with Multi-Fuel Open Fireplace
- Kitchen with Slate Flooring, Granite Worktops and Integrated Appliances
- Two Spacious Double Bedrooms each with Fitted Wardrobes
- Two Contemporary Refurbished Bathrooms including Ensuite to Master with Underfloor Heating
- New Double Glazing
- Expansive Grounds of Circa Six Acres including Tennis Court
- Gated Driveway and Garage with Electric Door
- Secluded Location yet Walking Distance to Town Centre and Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 plus) A		
(81-91) B		
(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	



Internal Area: 1748.00 sq ft

Tenure: Share of Freehold

Local Authority: Mid Sussex DC

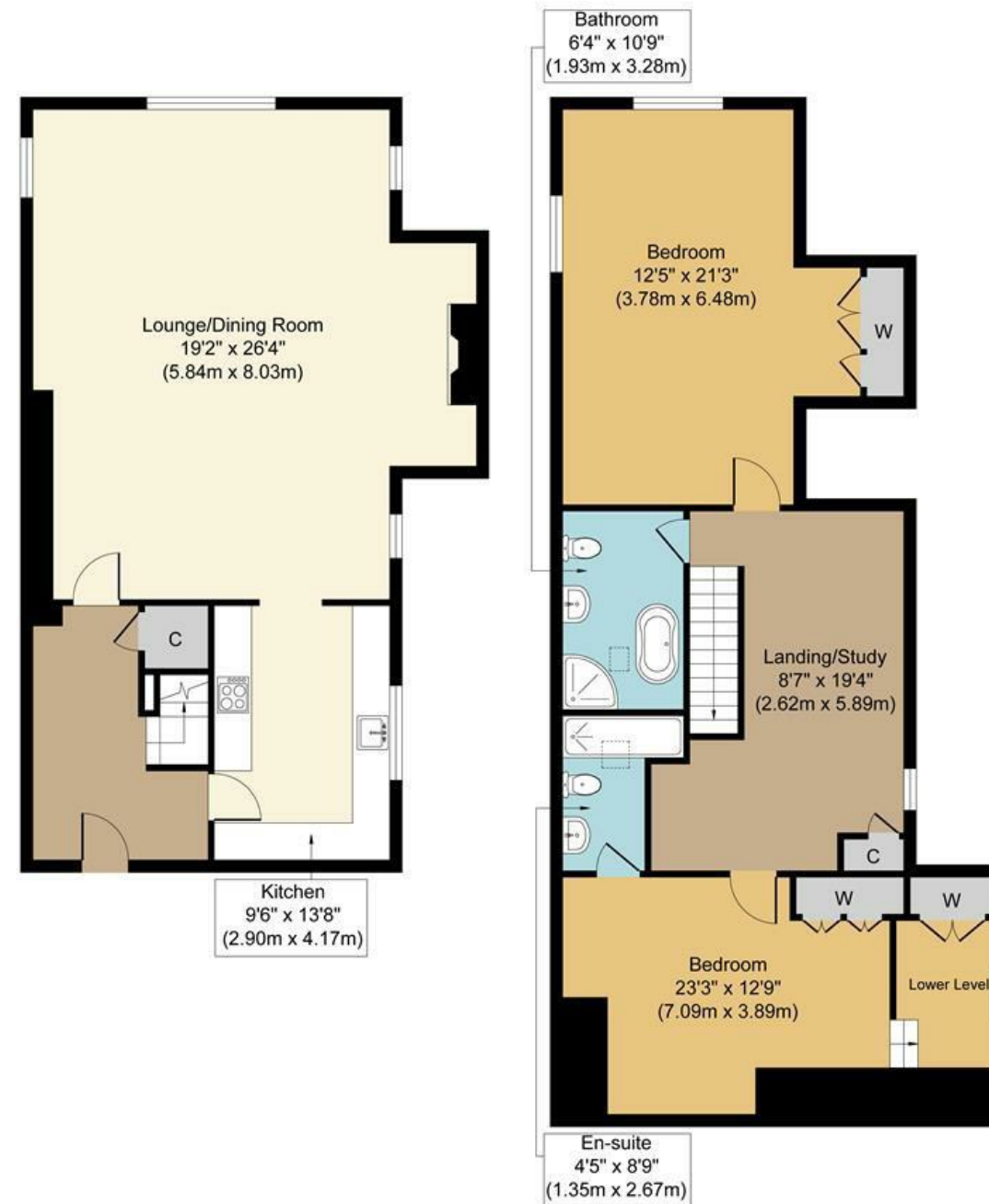
Council Tax Band: G

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**Do you need a mortgage?
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FLOOR PLAN



Ground Floor
 Approximate Floor Area
 829 sq. ft
 (77.02 sq. m)

First Floor
 Approximate Floor Area
 919 sq. ft
 (85.33 sq. m)

Stuart Way, RH19

Approx. Gross Internal Floor Area 1,748 sq. ft / 162.35 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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JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
 T: 01737 242331 F: 01737 243481
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
 T: 01293 784411 F: 01293 784422
 E: info@jamesdeanproperty.co.uk

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