

# College Lane

## East Grinstead



## College Lane East Grinstead

£375,000



3

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

FOR SALE BY AUCTION 27th August 2025 (Potential To Purchase Pre-Auction)

Nestled in the heart of East Grinstead village, this delightful three-bedroom detached lodge on College Lane presents an exceptional opportunity for those seeking a blend of privacy and convenience. Accessed via a sweeping driveway, the property is framed by beautifully maintained private front gardens, enhancing its charming appeal.

Upon entering, one is greeted by a bright and spacious interior, where large windows invite an abundance of natural light and offer picturesque views of the surrounding grounds. The open-plan living room and kitchen are thoughtfully designed to create a warm and sociable atmosphere, perfect for both everyday living and entertaining guests.

The ground floor features two generous double bedrooms, complemented by a stylish and contemporary bathroom. Ascending to the upper level, the principal bedroom serves as a peaceful retreat, adding flexibility and charm to the accommodation.

At the rear of the lodge, double wooden doors lead to two impressive garages that span the full length and width of the property. These versatile spaces hold tremendous potential for further development, whether one envisions additional living space, a home office, or a creative studio.

This unique home harmoniously combines character, an enviable location, and exciting potential, making it an ideal choice for those in search of a distinctive residence in one of East Grinstead's most sought-after settings.













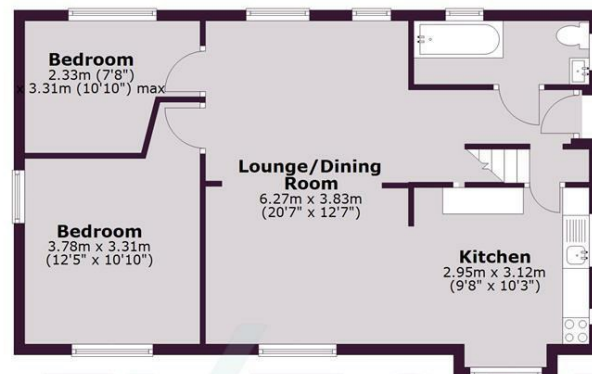




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

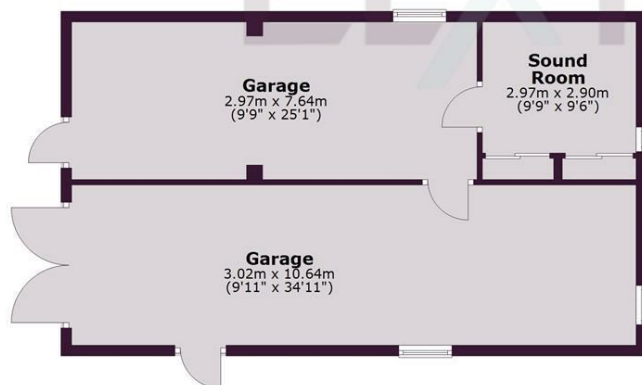
### First Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



### Ground Floor

Approx. 64.8 sq. metres (697.6 sq. feet)



### Second Floor

Approx. 62.7 sq. metres (675.2 sq. feet)

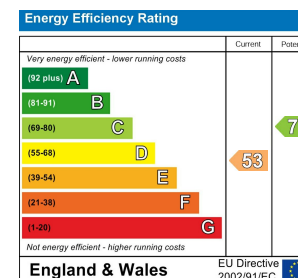


Total area: approx. 192.6 sq. metres (2073.2 sq. feet)

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