

# College Lane

## East Grinstead



# College Lane East Grinstead

£1,000,000



11

BEDROOM

3

RECEPTION

4

BATHROOM

## About the property

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

This absolutely remarkable detached residence in the highly sought-after area of College Lane presents a rare opportunity for discerning buyers. Spanning approximately 4,400 square feet (410 square meters), the property boasts an impressive layout with 11 spacious double bedrooms, making it perfect for large families or those seeking multi-generational living arrangements.

On approach, you will be greeted by a substantial private driveway, providing ample parking for numerous vehicles, as well as an additional self contained three bedroom lodge and garage which has the potential to be included within the purchase.

The elevated position of the property not only enhances its curb appeal but also offers breathtaking panoramic views, ensuring a sense of privacy and tranquility. Inside, the home features three well-appointed reception rooms, providing versatile spaces for both relaxation and entertainment. The four bathrooms cater to the needs of a large household, ensuring convenience and comfort for all residents.

The expansive rear garden is predominantly laid to lawn, creating an ideal setting for outdoor gatherings or peaceful moments of relaxation. It includes two brick-built storage units, a decking area, and a shed, alongside two charming garden cabin-style rooms that can serve as home offices, studios, or additional guest accommodation.

This exceptional property combines size, location, and potential, offering a unique chance to create a truly special home in an outstanding setting. With the possibility of further development (subject to planning permission), this residence is a canvas for your imagination. Early viewing is highly recommended to fully appreciate the myriad of possibilities this extraordinary home has to offer.















## What the owner says

I found the most amazing dream home — a once-in-a-lifetime opportunity in the perfect location, with incredible potential and endless possibilities. From the moment I saw it, I knew it was something truly special. Unfortunately, due to an unexpected change in personal circumstances, I now have to let it go. It's bittersweet, but it opens the door for someone else to make this extraordinary property their own and bring their dream to life.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES











Total area: approx. 409.8 sq. metres (4411.3 sq. feet)  
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
Created for exclusive use for Lextons. All rights reserved.  
Plan produced using PlanUp.

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

72

26

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk