



VINE COTTAGE



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115 CRAWLEY DOWN ROAD
FELBRIDGE
EAST GRINSTEAD
WEST SUSSEX RH19 2PS

Three Bridges Station, Crawley 5.9 miles • Crawley 7.7 miles
M23 4.4 miles • Gatwick 7.4 miles • East Grinstead 2.5 miles
(All distances are approximate)

Guide Price: £650,000 - Freehold
No onward chain

**A charming and characterful
brick and tile detached cottage**

Kitchen • 2 Reception rooms
Pantry • 3 Bedrooms • 2 Attic rooms
Front & rear gardens • Garage • Off road parking
Garden store • Potting shed

VIEWING

Viewing strictly by confirmed appointment only with
RH & RW Clutton, East Grinstead
Tel: 01342 410122 Extn.1| agency@rhrwclutton.co.uk

SITUATION

The property is situated on Crawley Down Road, within Felbridge village which has two playing fields/sports facilities a local shop, village hall and primary school. East Grinstead is a short drive and offers more comprehensive shopping and recreational facilities together with restaurants bars and a train station with a regular service to London (London Bridge and Victoria approximate one hour). There are good transport connections with the A22 leading to the M25 the A23 leading to the M23 and Gatwick Airport nearby, several well regarded public and state schools are close by.

DESCRIPTION

A charming and characterful brick and tile detached cottage with accommodation arranged over three floors - requiring some modernisation and general improvement. The front door opens into an entrance hall which leads to two reception rooms with woodblock flooring and the dual aspect reception room has an open fireplace. Beyond lies the kitchen with a range of Poggenpohl wall and floor units, built in electric oven with ceramic hob over, dishwasher and washing machine together with a walk in pantry and a door out to the garden. On the first floor there are three good sized double bedrooms with an inner hallway leading to a family bathroom, walk in airing cupboard and hanging cupboard. A further staircase leads to the top floor which is divided into





two attic rooms which overlook the garden to the rear and sides of the property. The attic rooms would make ideal master suite.

OUTSIDE

A small garden lies to the front with dwarf stone walling and parking either side, one leading to the single garage and the other to double garden gates leading to an extensive garden. There is a terrace beside the house and a door into an attached garden store (with sink, power and light) and an outside toilet behind. Near the house stands a separate brick and tile potting shed. A further attached storage shed is situated behind the garage.

Beyond lies the lawn with the central pond (dry at present) with an ornamental Maple over and beyond a large kitchen garden/herb bed and soft fruit area at the end. A small gazebo to the side other with flowering shrubs and fine trees in the garden includes yew and an ancient bramley apple tree, crab apple and in the corner this tall Norway spruce stand over greenhouse and open store with adjoining compost beds.

SERVICES

Mains electricity, water, and drainage. The central heating system is fired by a new electric boiler.

TENURE & POSSESSION

The property is freehold and sold with vacant possession on completion.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded. All garden statuary pots and furniture are excluded.

TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

COUNCIL TAX AND EPC

Council Tax: Band F - £3,108.26 per annum (2023/24).
EPC - F

LOCAL AUTHORITIES

Mid Sussex District Council - 01444 458166.

DIRECTIONS (What3Words : [///invest.poetic.relay](https://invest.poetic.relay))

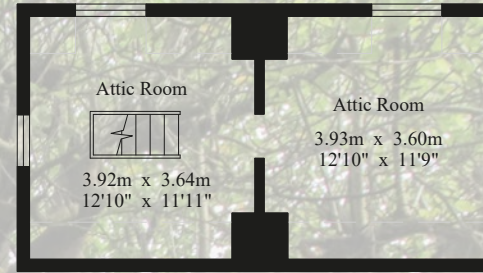
From East Grinstead, head north-west on the A22 towards London for approximately 1.5 miles. Turn left on the A264/Copthorne Road for approximately 0.2 miles and then turn left on to Crawley Down Road for 0.4 miles and the property can be found on the left hand side, directly opposite the bus stop.

From the M23 take the M264/A22 Copthorne Common Road towards East Grinstead. Continue straight for approximate 4 miles. Turn right into Rowplatts Lane for approximately 0.3 miles. At the end of Rowplatts Lane turn left into Crawley Down Road and the property can be found a little further down on the right hand side, directly opposite the bus stop.

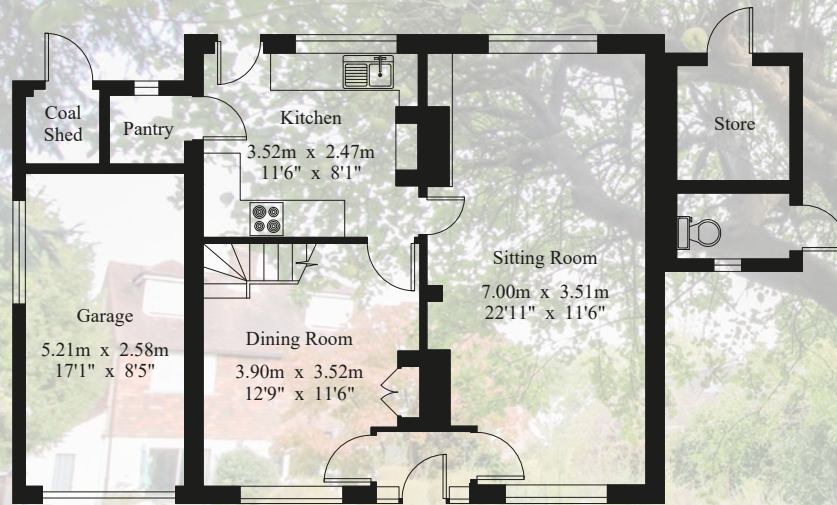


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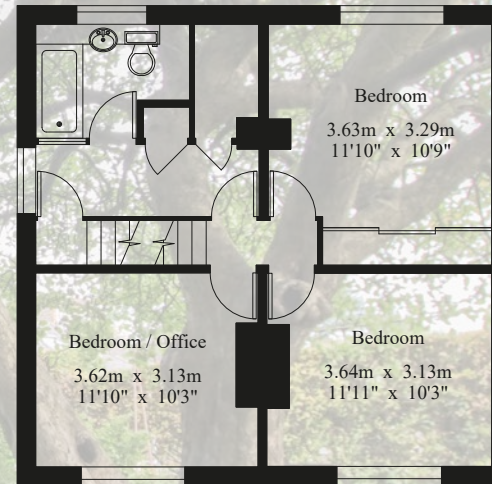
House - Gross Internal Area : 133.8 sq.m (1440 sq.ft.)
 Garage - Gross Internal Area : 13.2 sq.m (142 sq.ft.)
 Outbuildings - Gross Internal Area : 7.1 sq.m (76.4 sq.ft.)



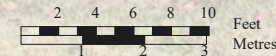
Second Floor



Ground Floor



First Floor



For Identification Purposes Only.
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