



125 Grange View, Turners Hill, West Sussex



125 Grange View, North Road, Turners Hill, Crawley

An attractive semi-detached family house, located in a convenient position, close to amenities and numerous mainline stations. The property offers flexible family accommodation with views over the surrounding countryside.

Three Bridges station 4.3 miles (London Bridge from 34 minutes/Victoria from 37 minutes). East Grinstead station 4.3 miles (London Bridge from 55 minutes). Crawley 6 miles. Dormans station 7.5 miles (London Bridge from 51 minutes). Gatwick airport 7 miles. Haywards Heath 8.4 miles. Gatwick station 8.5 miles (London Bridge from 29 minutes/Victoria from 31 minutes). Tunbridge Wells 18 miles. London 34 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Mid Sussex District Council, Tel. 01444 458166

Council tax band: C

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.



The Property

125 Grange View comprises an attractive semi-detached family house offering flexible accommodation arranged over three floors. The front door opens into the principal living room which has a fireplace with brick surround and a bay window with views over the surrounding countryside. A door leads through to the kitchen, located at the rear of the house, which has a range of fitted Shaker style wall and base units and a window to the rear. There is a useful utility room off the kitchen with further cupboards, and a door to the rear. Accessed by open stairs in the living room, the first floor provides a bedroom to the front with countryside views and a family bathroom to the rear. There are two further bedrooms on the second floor. Outside, to the rear of the house, there is a paved area with a timber-built shed. Steps lead up to a lawned garden with a gate at one end giving access to a parking space.

Situation

125 Grange View is located in the village of Turners Hill, on the edge of the High Weald Area of Outstanding Natural Beauty. Turners Hill offers local amenities serving everyday needs including a primary school, village store, churches and two public houses. A wider range of facilities are available at the larger centres of East Grinstead and Crawley. This is a superb location for the commuter, with railway stations at Three Bridges, East Grinstead, Dormans and Haywards Heath. Gatwick airport and station are also within easy reach with trains to London with a journey time from 34 minutes. There is an excellent choice of schooling in the area, in both the private and state sectors, including Handcross Park School (Haywards Heath), Copthorne Preparatory, Worth School, Ardingly, Brambletye at East Grinstead, The Steiner School at Forest Row, Lingfield College and Cumnor House (Danehill). Leisure facilities include walking in the surrounding countryside and on the nearby Worth Way, a seven mile footpath and bridleway between Crawley and East Grinstead. Other activities include sailing at Weirwood Reservoir and south coast centres; golf at Chartham Park, Lingfield Park and the Royal Ashdown at Forest Row; riding and walking on Ashdown Forest and in the surrounding countryside.



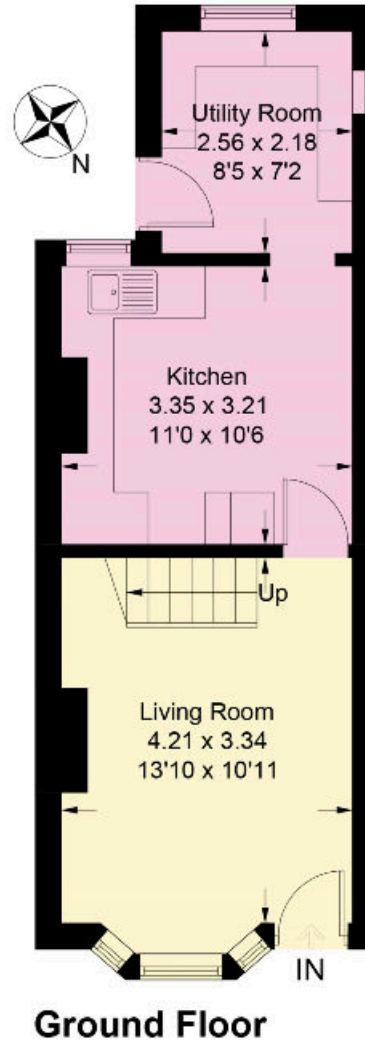


Directions (RH10 4NP)

From the A22 (Beeching Way) in the centre of East Grinstead, proceed in a south-westerly direction onto the B2110 (Brooklands Way/Turners Hill Road) signposted Turners Hill. After 3.8 miles, in Turners Hill, turn right (opposite The Crown public house) onto North Street (B2028). Continue for 0.2 of a mile and the property will be found on the left-hand side (just after passing the turning for Medway on the right).

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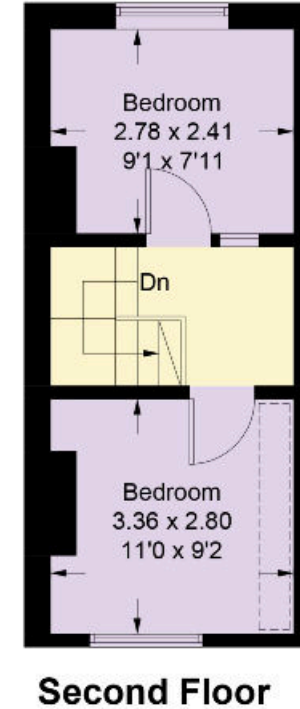
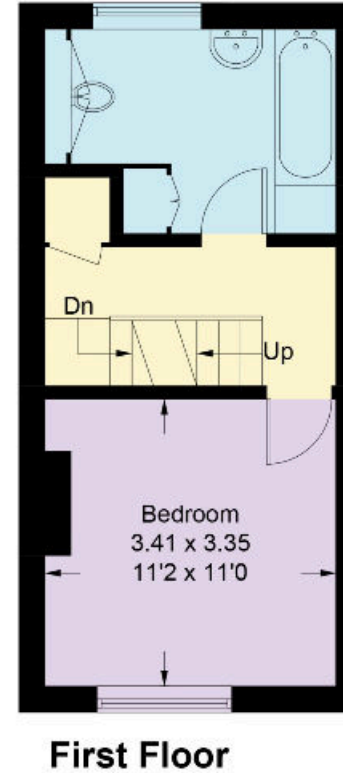
I would be delighted to tell you more
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Approximate Gross Internal Floor Area 76.7 sq m / 825 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

= Reduced headroom below 1.5m / 5'0



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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