



**Guide Price**  
**£500,000**

**Freehold**

4x  1x  2x 

**The Laurels, Merlin Way,  
East Grinstead, West  
Sussex, RH19**

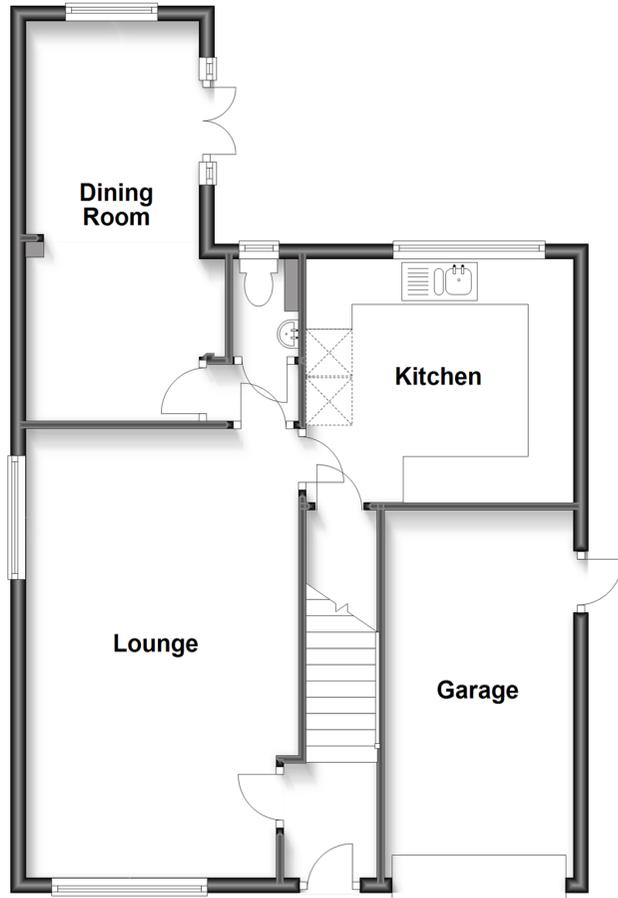
**OVER 60?**

Secure this property  
for up to **59% less!**

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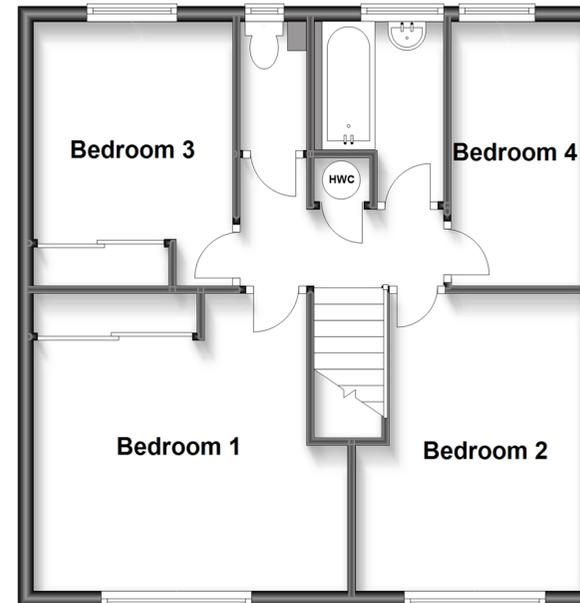
## Ground Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 19'1" x 12'0" (5.82m x 3.66m)  
Dining Room: 17'1" x 8'1" (5.21m x 2.47m)  
Kitchen: 11'0" x 10'0" (3.36m x 3.05m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 12'0" x 12'0" (3.66m x 3.66m)  
Bedroom 2: 11'0" x 8'1" (3.36m x 2.47m)  
Bedroom 3: 9'1" x 7'11" (2.77m x 2.41m)  
Bedroom 4: 11'1" x 5'0" (3.38m x 1.53m)  
Bathroom  
Separate Toilet

### OUTSIDE

Front & Rear Garden  
Garage  
Driveway



## Main features

- Detached house with scope to extend (subject to planning permissions)
- Garage and driveway parking
- Private rear garden
- Close to good schools and local amenities
- Beautifully positioned in a tucked away cul-de-sac



### Nearest Schools

Primary Schools: Blackwell Primary 0.9 miles, Estcots Primary 1.4 miles, Meads Primary, The 1.9 miles

Secondary Schools: Sackville School 1.4 miles, Greenfields School 3.1 miles, Lingfield Notre Dame 3.2 miles



### Transport Information

Train Stations: East Grinstead 1.7 miles, Dormans 2.1 miles, Lingfield 3.7 miles



### Address

The Laurels, Merlin Way, East Grinstead, West Sussex, RH19



### Directions

For directions to this property please contact us.



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Call East Grinstead Branch 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(61) POTENTIAL: B(82)

20613538/20231009/CB/CB