



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Hillary Close, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Short distance from good schools and local woodlands
- Brand new kitchen
- Plenty of entertainment space for guests
- Secluded rear garden with a large patio area
- Generous driveway with a large double garage

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Cloakroom  
Lounge: 19'10" x 12'0" (6.05m x 3.66m)  
Kitchen: 14'0" x 12'0" (4.27m x 3.66m)  
Utility Room: 7'0" x 4'11" (2.14m x 1.50m)  
Study: 10'10" x 7'0" (3.30m x 2.14m)  
Family Room: 13'0" x 11'0" (3.97m x 3.36m)

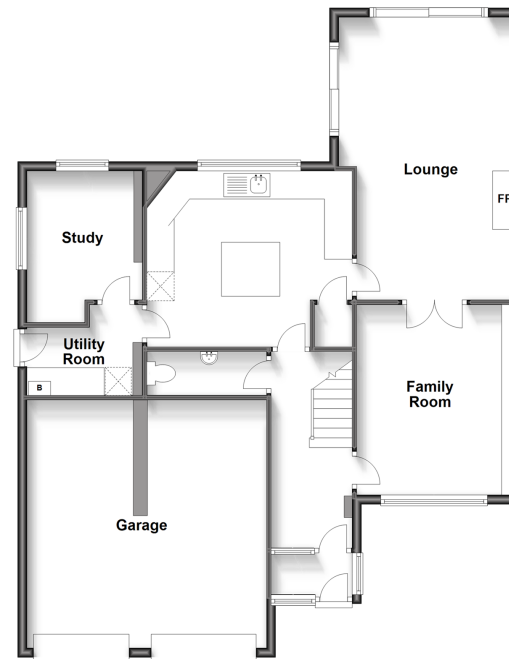
### FIRST FLOOR

Landing  
Bedroom 1: 12'0" x 10'0" (3.66m x 3.05m)  
En-Suite Shower Room  
Dressing Area  
Bedroom 2: 11'0" x 10'10" (3.36m x 3.30m)  
Bedroom 3: 11'0" x 10'0" (3.36m x 3.05m)  
Bedroom 4: 9'0" x 7'0" (2.75m x 2.14m)  
Bathroom  
Separate Toilet

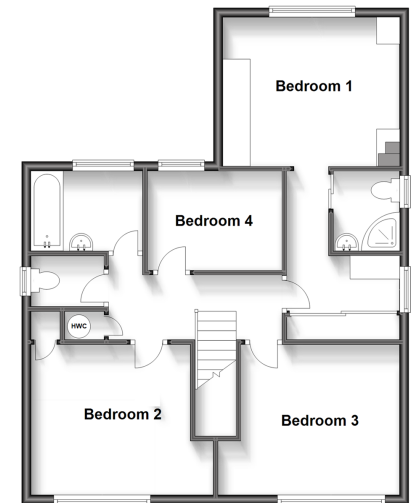
### OUTSIDE

Front & Rear Gardens  
Driveway Parking

**Ground Floor**  
Approx. 106.5 sq. metres (1146.9 sq. feet)



**First Floor**  
Approx. 67.7 sq. metres (729.0 sq. feet)



**Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale