



The Chantlers, 16a & 16b Halsford Park Road, East Grinstead
West Sussex RH19 1PN - **Preview Particulars Prior to Launch**

The Chantlers, 16a & 16b Halsford Park Road, East Grinstead, West Sussex RH19 1PN

Plot 1, Chantlers Pond - £479,995

Plot 2, Chantlers Dene - £469,995

A GATED DEVELOPMENT OF JUST 2 FOUR BEDROOM EXECUTIVE STYLE FAMILY HOMES, BUILT BY 'CLARUS SOLUTIONS' IN A SUPERB POSITION IN THE EVER POPULAR IMBERHORNE AREA. THE PROPERTIES WILL BE BUILT TO A HIGH SPECIFICATION AND WILL EACH BENEFIT FROM EXCELLENT SIZED REAR GARDENS, GARAGE AND PARKING.

Entrance Hall * Cloakroom * Living Room * Dining Room * Kitchen/Breakfast Room * Master Bedroom with Dressing Area and En-Suite * Three Further Bedrooms * Family Bathroom * Garage & Parking * Surprisingly Large Rear Garden * 10 Year NHBC Guarantee *

An exclusive gated development of just 2 four bedroom detached properties built to a high specification with excellent sized rear gardens, combining traditional building methods with modern materials to offer contemporary living. 'Clarus Solutions' were established in 2006 with the aim of building top quality homes built to an unrivalled standard of workmanship, blending traditional methods with modern materials. Drawing upon a combined experience of 30 years, the Directors of 'Clarus' take a very hands-on approach to the business - each development is entirely project managed and every detail monitored by them to ensure they achieve an end product to be proud of! Clarus Solutions have made a conscious decision to utilise the experience of local craftsman.

Currently under construction a pair of executive style detached family homes. Internally, each property has 2 formal reception rooms as well as a generous fitted bespoke Kitchen/Breakfast Rooms with a choice of 'Shaker' style or modern high gloss units (subject to early reservation). The Kitchen will include fitted appliances such as fridge and freezer, dishwasher, double oven and washing machine. To the First Floor there are 4 bedrooms (Master with En-suite and walk-in wardrobe) and Family Bathroom. Externally, to the front, the development will be approached through a gate, then over a tarmac private driveway leading to the two properties and garaging. The gardens are considered to be an exemplary feature of the development being larger than average for a new build property. They will be landscaped and laid to lawn interspersed with shrubs and plants.

LOCATION The ancient market town of EAST GRINSTEAD with its wealth of architectural heritage offers comprehensive shopping facilities and a railway station which provides services to Croydon and London. A walk along the historic High Street takes you back through 800 years of Sussex heritage and it boasts many half timbered buildings, some of

which date back to the 15th and 16th century. The town has much to offer, with a wide range of local stores and as well as many national shops, there are also supermarkets catering for all daily needs. There are primary, private and comprehensive schools in the town including Imberhorne secondary school which is close by, the Halsford Park Infants & Junior School, as well as recreational and social amenities including a wide choice of walks and trails that leave the town for the surrounding countryside. The M23 motorway can be accessed at Copthorne, which is about 5 miles to the west and this in turn makes Gatwick an easy drive. Despite its size, in East Grinstead you are never very far away from open countryside and from parts the Ashdown Forest can be seen in the distance.

ROUTE TO VIEW

From East Grinstead town centre, proceed on the A22 towards Felbridge. Turn left into Halsford Park Road and immediately right proceeding behind the small green. The entrance to the site will be found immediately in front of you, adjacent to number 16.



Example of street scene from alternative development



Example of Kitchen from alternative development

IMPORTANT NOTICE: Howard Cundey LLP, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Howard Cundey LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 34710

SPECIFICATION

Kitchen

- Bespoke Designer Fitted Kitchen
- Built in double oven & 5 burner gas hob in stainless steel finish
- 900mm canopy extractor in stainless steel/glass finish
- Fully Integrated Dishwasher, Washing Machine & Fridge, Freezer
- Pelmet Lighting
- 1 ½ bowl sink unit in stainless steel
- Soft close drawers and doors
- Ceramic tiled flooring with under floor heating
- Isolater grid switch to all kitchen electrical equipment engraved with relevant appliance.

Electrical

- Dimmer switch light control to living room and bedroom 1
- Inset low voltage down-lighting to kitchen and bathrooms
- Ample power points throughout
- Ventilation extractor to kitchen, bathroom and en-suite
- Shaver point to bathroom and en-suite
- Loft light fitted and power provided
- External single socket to rear elevation
- External light fitting adjacent front and rear doors

Media and Communications

- Telephone point to hall, dining room, lounge, kitchen and all bedrooms
- TV point to dining room, lounge, kitchen (at high level) and all bedrooms
- Wiring for burglar alarm

Finishes

- Smooth ceilings and ornate corning to lounge, dining room, hall and landing
- Dulux supermatt Gardenia to walls, vinyl supermatt to bathroom and en-suite
- Dulux white eggshell finish to painted woodwork
- Staircase with chamfered spindles and newel posts with white oak handrail
- PVCu double glazed windows white finish incorporating lockable furniture
- PVCu soffit and fascia boards white finish
- High security GRP front door incorporating five lever dead lock with oak effect finish
- Oak foil veneer doors throughout
- Clear glazed doors to lounge and kitchen
- Chrome door furniture
- Walk in wardrobe to bedroom 1, wardrobe to bedroom 2 with sliding mirror doors
- Loft ladder installed

Heating and Insulation

- Energy efficient gas fired central heating via radiators to all rooms (other than bathroom and en-suite)
- Chrome heated towel warmers to bathroom and en-suite
- 24/7 Central heating programmer
- Thermal insulation to floors, walls and roof void

Security

- Burglar alarm system wired only - installed as cost option (NACOSS approved)
- High security GRP front door incorporating five lever dead lock, oak effect finish
- Windows incorporate lockable furniture except where fire escape/access
- Mains supplied smoke detector with battery back up to each floor
- Illuminated door bell to each home

Bathrooms, En-suite and Cloakroom

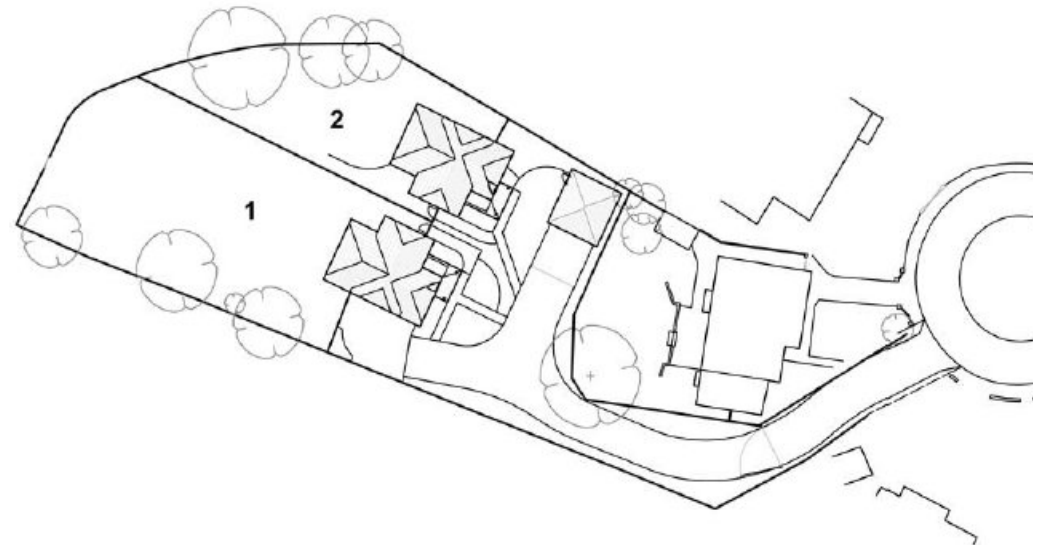
- 'Twyford's' white sanitaryware
- Vanity unit to en-suite bathroom.
- Bath with shower over including Kermi shower screen in high luster chrome finish.
- Bathroom and en-suite half tiled throughout with full height tiling to shower enclosure
- Chrome heated towel warmers to bathroom and en-suite
- Chrome Taps and fittings
- 'Kermi' Shower doors in high luster chrome finish
- Walk-in Shower to En-Suite Bathroom

Exterior

- Entrance gates
- Tarmac private drive
- Riven slabbed patios
- External cold water tap
- Front and rear landscaped gardens, laid to lawn with shrubs and specimen plants.
- External light fitting adjacent front and rear doors including French doors
- External single socket to rear elevation
- 1.80m high overlap panel fencing dividing the rear garden of each property

General

- NHBC 10 Year buildmark warranty





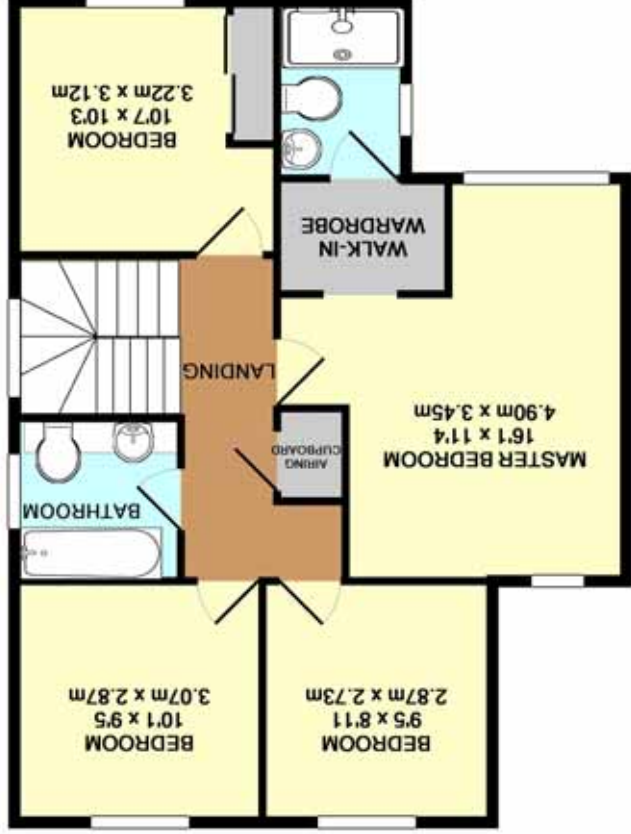
In association with Ibbett Moseley
 The two firms have offices in
 Surrey, Sussex, Kent and London.

GROUND FLOOR
 APPROX. FLOOR
 AREA 66.5 SQ.M.
 (716 SQ.FT.)



16 HALSFORD PARK
 Made with Metropix ©2009
 TOTAL APPROX. FLOOR AREA 131.3 SQ.M. (1413 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 64.8 SQ.M.
 (698 SQ.FT.)



England & Wales	
Energy Efficiency	Environmental Impact
 A B C D E F G	 S1 S2 S3
Current	Proposed

SKETCH ROOM LAYOUTS -
 FOR IDENTIFICATION ONLY -
 Measurements and location of rooms,
 windows, doors etc. is approximate
 and should not be relied upon -
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