

THE



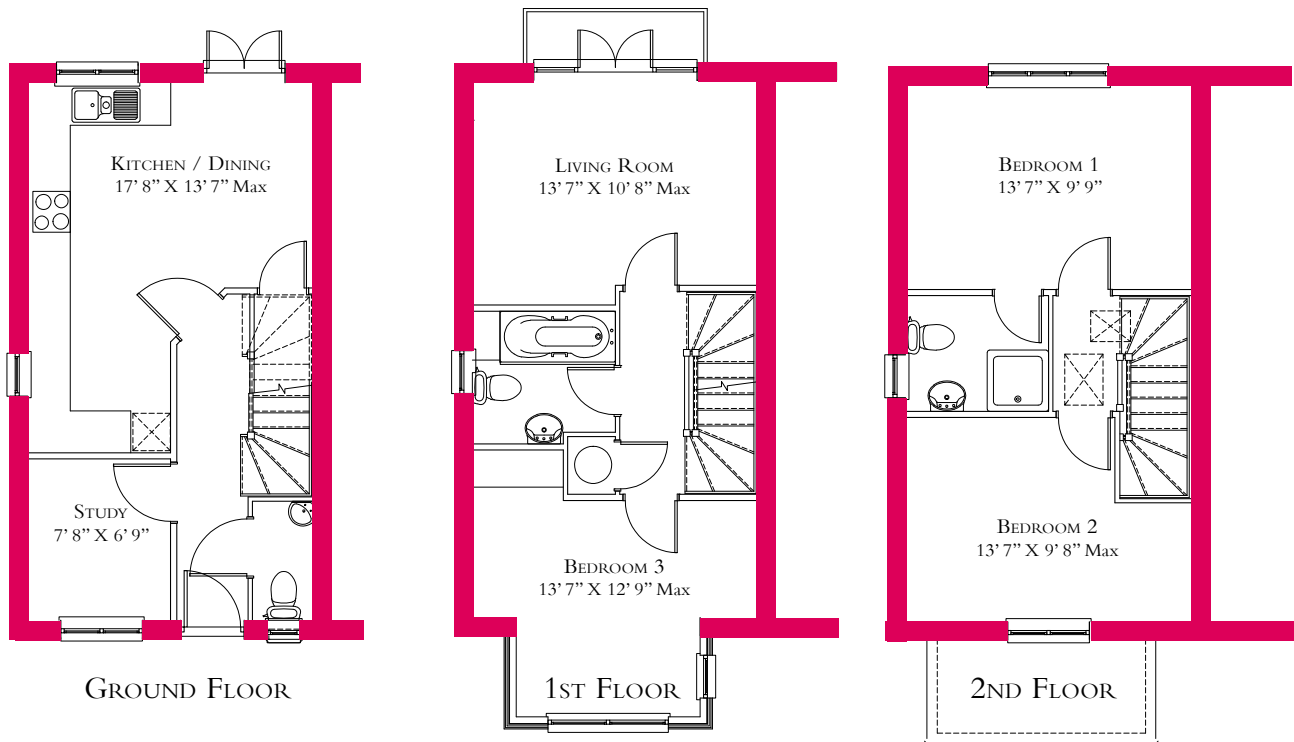
East Grinstead, the capital of the Historic High Weald. This ancient market town has a wealth of architectural heritage and is surrounded by the finest countryside in the whole of the South East of England.

History Harmonises with Contemporary Living

East Grinstead today is a thriving diverse town, the High Street is a designated conservation area nestling amongst 14th century buildings, but providing most of the towns shops, bars and restaurants, with a range of independent and high street names on offer. Conveniently Sainsbury's and Waitrose have two large supermarkets and are in walking distance to the development Local sports and fitness clubs include LA fitness and Sebastian Coe health club located in the Jarvis Hotel and Country Club on London Road. Boating and fishing is available at the beautiful Weir Wood reservoir close to the town. There are several golf clubs to choose from in the area with Chartham Park and Lingfield Golf Courses close by.



N^oS 1-5



Specification

10 year NHBC Warranty

LUXURY KITCHENS

Gloss stone shaker style kitchen units with woodmix block worktops by Sheraton Kitchens

Integrated Electrolux washing machine, dishwasher and Fridge Freezer.
Neff stainless steel Oven/Hob/Hood/Splashback

QUALITY BATHROOMS

Bathroom/Ensuite shower room fully wall and floor tiled- Minoli tiles
White sanitary ware with contemporary range of chrome plated brassware

Heating and Insulation

Mains pressurised central heating and hot water system

DOORS AND INTERNAL JOINERY

Timber double glazed windows and rear French casement doors

Six panel smooth internal doors

ELECTRICAL AND LIGHTING

BT/TV/SKY points to living room and bedrooms 1,2 & 3

Down lighting to kitchen / dining area, living rooms and bathrooms.

FINISHING TOUCHES

PLOTS 1-5

Floors - Hallway, cloakroom, kitchen & dining areas finished with laminate flooring. All other areas carpeted.

PLOTS 6-8

Floors - Hallway, living & dining areas laminate flooring
kitchen minoli tiles. All other areas carpeted.

SECURITY AND PEACE OF MIND

Wired for intruder alarm

EXTERIOR

Parking bay

Courtyard rear gardens

First floor rear glazed balcony (plots 1-5 only)

TENURE

Houses will be freehold

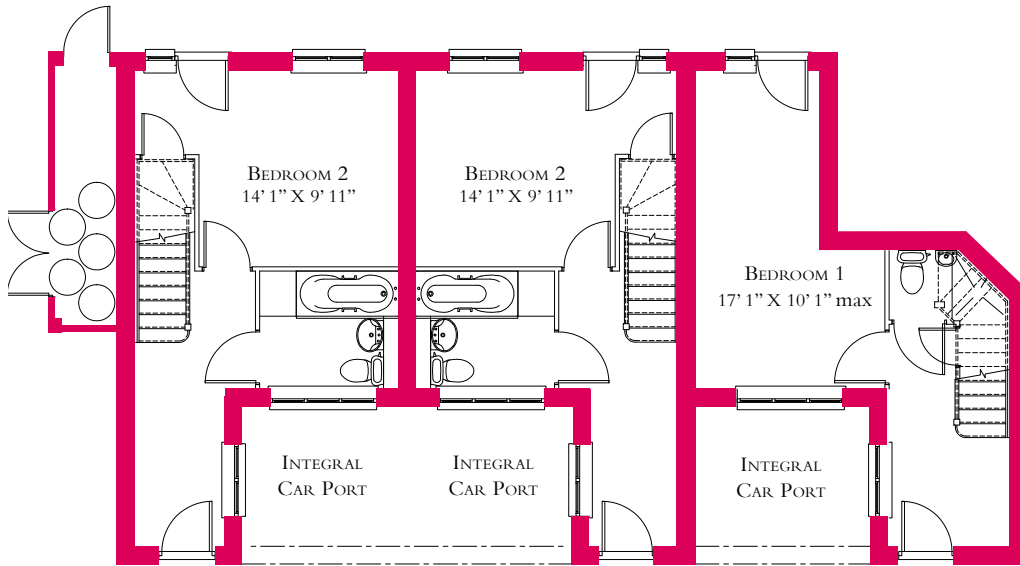
There will be a management charge in place for the maintenance of communal areas

OPTIONAL EXTRAS

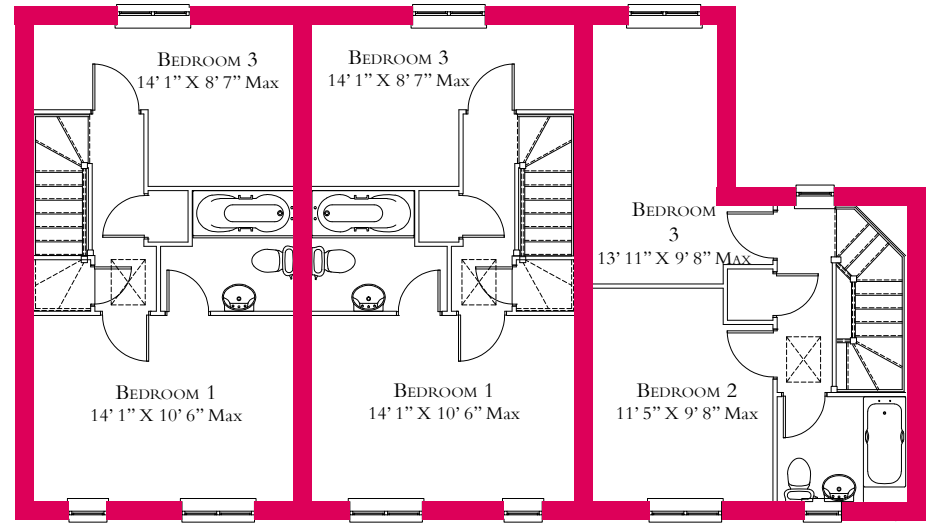
Lucca Electric Fire Suite & Surround

Portico Silver Frosted Glass Sliding wardrobes to bedrooms

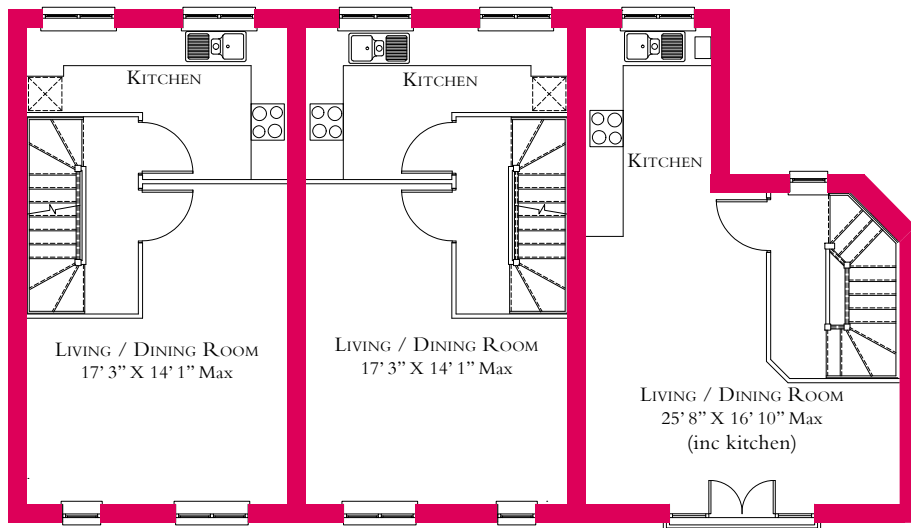
N^os 6-8



GROUND FLOOR



2ND FLOOR



1ST FLOOR



THE

COURTYARD



Welcome to St James Road...

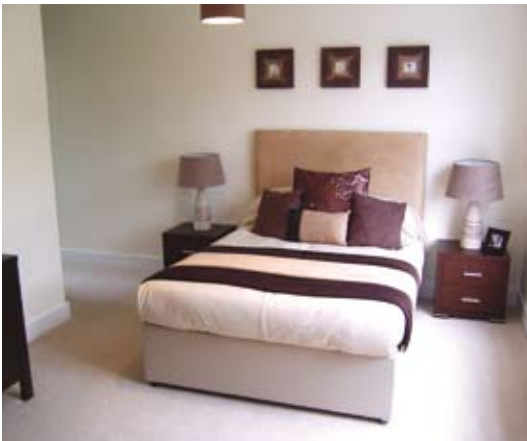
...a bespoke development built by Arthur Wait Ltd comprising of 8 three-bedroom town houses offering superbly crafted, contemporary luxury, together with versatile living space constructed to a high specification.

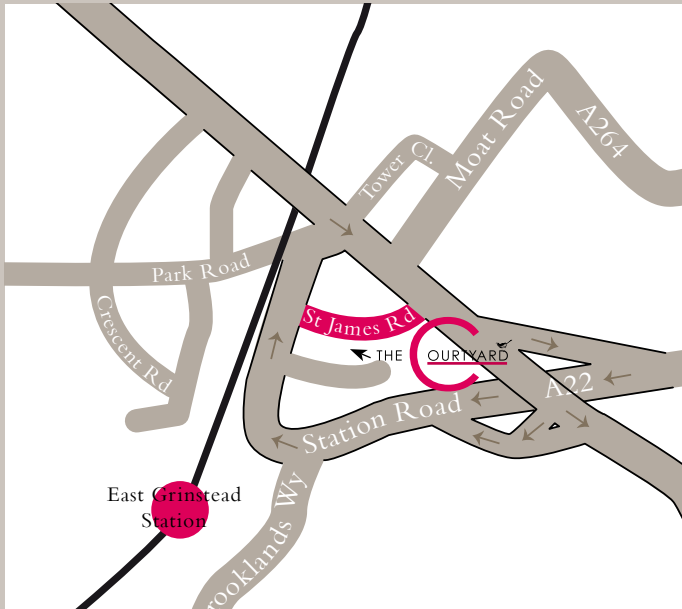
Situated only 5 minutes walk from East Grinstead Station and a large superstore it is equally perfectly placed for the busy commuter, young family or retired couple.

All the houses have a parking space and a fully paved and walled rear garden.

St James Road is perfectly placed within 5 minutes walk from East Grinstead main line station providing regular service into London Victoria and London Bridge in just over 50 minutes. The Bluebell rail terminus is just outside the town.

East Grinstead is approximately 8 miles from Gatwick International Airport together with access to Heathrow Airport via junction 10 of the M23 (7 miles) which links with junction 7 of the M25. Brighton and the south coast can be accessed by the M23.





Location plan, showing one-way system around the development



Computer Generated Image of the development



Site plan

FOR MORE INFORMATION CONTACT

ROBERT LEECH

T: 01737 246246

www.robertleech.com

AN ARTHUR WAIT DEVELOPMENT

www.arthurwait.com



Disclaimer

These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

The Courtyard is a marketing name only and the official postal address is available upon request.

THE  OURTYARD 

St James Road, East Grinstead, West Sussex, RH19 1DL