



**2 Bed
Apartment
located in**

SELBYS
ESTATE AGENTS

Flat 5, 31, Moat House
Moat Road
East Grinstead
RH19 3JZ



Asking price £275,000

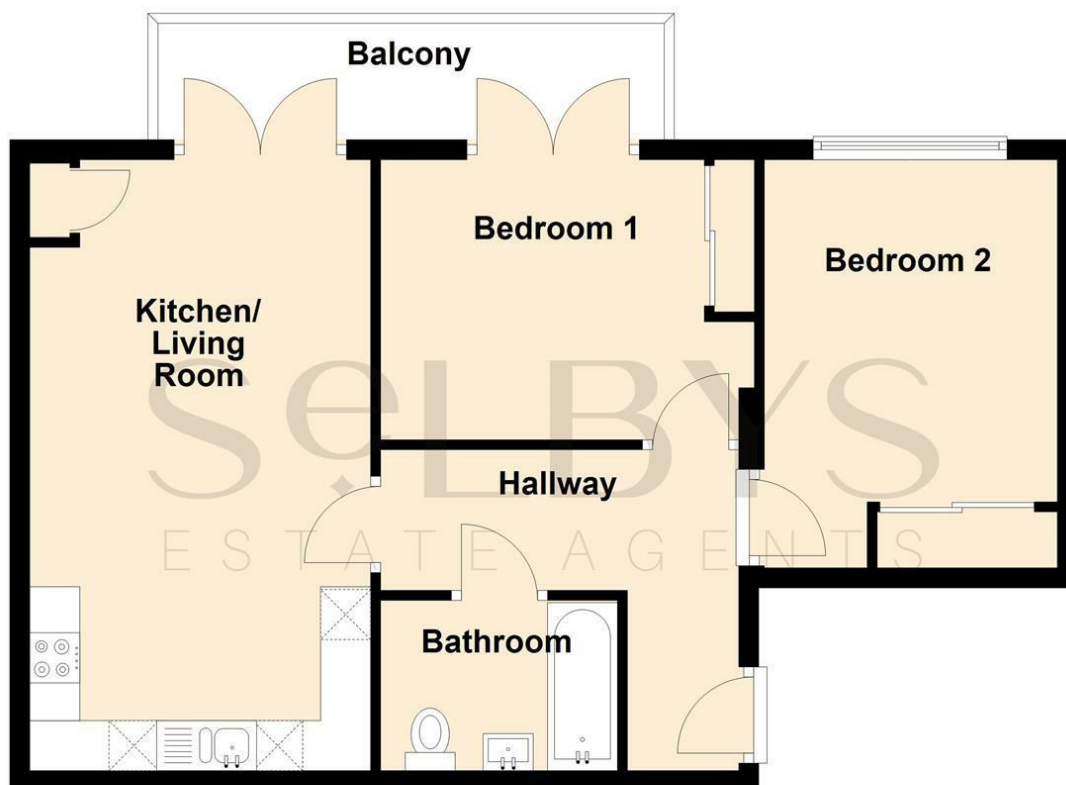
Selbys Estate Agents are delighted to present this stunning first-floor apartment featuring two spacious double bedrooms. Offering generous accommodation, the property includes the added benefits of a private balcony, allocated parking, and excellent proximity to both the station and town center. Situated in a development with lift access, the apartment is available with no onward chain. Highlights include a refitted kitchen/living area with integrated appliances, a main bedroom with a walk-in wardrobe, a second bedroom with a fitted wardrobe, a family bathroom, and balcony access from both the living area and the main bedroom. Internal viewings are highly recommended to appreciate this exceptional apartment fully.

The layout features an entrance hall providing access to all principal rooms. The kitchen/living room is positioned at the rear of the property and is equipped with a range of wall and base units, work surfaces, an integrated oven, an electric hob with an extractor hood, a fridge/freezer, a dishwasher, a washing machine, and French doors opening onto the balcony. The master bedroom benefits from a rear aspect window, a built-in wardrobe, and direct access to the balcony. The second bedroom also overlooks the rear aspect and includes a fitted wardrobe. The family bathroom is fitted with a panel-enclosed bath, a wash hand basin, a low-level W.C., and a heated towel rail.



Moat House

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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