



Connells

Kiln House Fosters Place
East Grinstead



Property Description

Connells are pleased to present to the market this stunning and spacious two double bedroom apartment boasting en-suite and balcony. The property is ideally situated for access to train station and is in our opinion presented in excellent decorative order throughout. Internal viewings come highly recommended to fully appreciate this stunning sized two bedroom apartment.

The accommodation consists of communal entrance with stairs and lift to third floor, front door onto entrance hall with two storage cupboard, lounge/dining room with French doors onto balcony. The separate kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, integral fridge/freezer, dishwasher, space for washing machine, integrated cooker, gas hob with extractor hood above and window to front aspect. The master bedroom has window to front aspect and en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C. and radiator. Bedroom two has window to front aspect. There is also the family bathroom which has been fitted with a panel enclosed bath, wash hand basin and low level W.C.

Outside there are areas of communal gardens and sheltered allocated parking.

Entrance Hall

Security phone/entry system, meter cupboard, storage cupboard, radiator, carpet as laid.

Lounge

15' 3" x 12' 1" (4.65m x 3.68m)

Double glazed French doors to the balcony, double radiator, carpet as laid.

Kitchen

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed window to the front, matching wall and base units with work tops over, integral fridge freezer, oven hob, extractor fan and dishwasher, space for a washing machine, single drainer sink unit with tiled splashbacks, double radiator, laminated flooring.

Master Bedroom

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to the front, built in wardrobes, access to the en-suite, carpet as laid.

En-Suite

Three piece suite comprising of a tiled shower cubicle, pedestal wash hand basin, low level flush wc, radiator, tiled splashback, vinyl flooring.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)

Double glazed window to the front, double radiator, carpet as laid.

Bathroom

Three piece suite comprising of a panelled bath with shower, pedestal wash hand basin, low level flush wc, tiled splashback, radiator, vinyl flooring.

Parking

Covered allocated parking bay for one car.

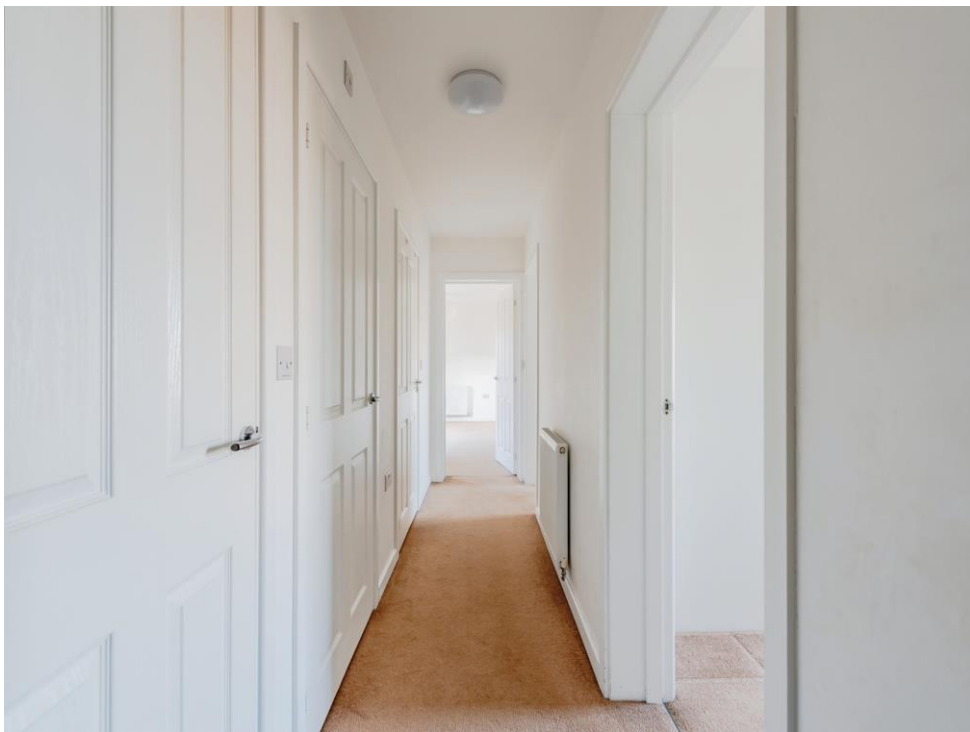
Communal Gardens

Communal grounds.

East Grinstead

The popular market town of East Grinstead is located approximately half way between London and the south coast. The town boasts a wealth of architectural heritage and the High Street retains period buildings with old world charm. It is believed that East Grinstead has the longest row of Tudor and Medieval timber framed, open hall houses which have been in continuous use. The Meridian Line runs through the town and its path is marked by terracotta markers. There are a number of coffee shops, restaurants, a museum, a leisure centre and Chequer Mead theatre within the town. Surrounded by some of the finest countryside in the south east, East Grinstead is in close proximity to Ashdown Forest which is designated as an area of outstanding natural beauty. The recently reopened Bluebell Steam Railway links the town to Sheffield Park with regular excursions throughout the year. The mainline railway station offers frequent services to London Victoria or London Bridge in just under the hour. The town is ideally situated for access to the M23 and M25 motorways with Gatwick being the closest airport.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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90 London Road
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404055

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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