



**Connells**

Phoenix House Cantelupe Road  
East Grinstead



## Property Description

Connells are pleased to present to the market this particularly spacious two double bedroom ground floor apartment, located in the heart of East Grinstead Town Centre. The property has been well maintained throughout by the current owner and would make an ideal first time purchase. Internally, the property comprises of a spacious entrance hall with ample built in storage. To the rear of the property is a bright and airy lounge/diner, flooded by light by the windows to the rear. The lounge/diner is carefully laid out to create a spacious area for both. This is also open plan onto a larger than average kitchen, offering a range of built in modern appliances, alongside ample work top and storage space. In addition to this, there are two double bedrooms to the rear, with the master bedroom boasting a walk in wardrobes. The accommodation is complete with a large family bathroom, and an equally modern separate shower room. Externally, the block itself offers communal gardens and a secure telephone entry system, with an allocated parking space to the side. Centrally located to the town centre, the property is within easy reach of local shops and cafes as well as a range of transport links including local bus routes and East Grinstead train station.

## Front

Communal entrance, with secure telephone entry system with stairs and lifts to all floors.

## Front Door

Leading to

## Entrance Hall

Secure telephone entry system, door to all rooms and coat hanging space. Fitted carpet, heater and power points.

## Lounge/Diner

12' 5" x 19' ( 3.78m x 5.79m )

Window to rear, TV point, telephone point, fitted carpet, power points and electric radiator.

## Kitchen

7' 2" x 12' 1" ( 2.18m x 3.68m )

A range of base and wall mounted units, stainless steel sink top and drainer. Electric oven and electric hob. Built in fridge freezer, built in washing machine, and built in dishwasher. Laminate flooring and power points.

## Master Bedroom

12' 5" x 14' 8" ( 3.78m x 4.47m )

Window to rear, fitted carpet, power points and electric radiator.

## Walk In Wardrobe

Garment hanging space

## Bedroom 2

12' 5" x 8' 5" ( 3.78m x 2.57m )

Window to rear, fitted carpet, power points and electric radiator.

## Family Bathroom

Low level WC, wash hand basin and panelled bath with mixer taps, shower overhead and vanity screen. Heated towel rail, part tiled walls and laminate flooring.

## Shower Room

Low level WC, wash hand basin and shower unit with shower overhead. Shaver point, heated towel rail and laminate flooring.

## Parking

One allocated parking space

## Communal Grounds

## East Grinstead

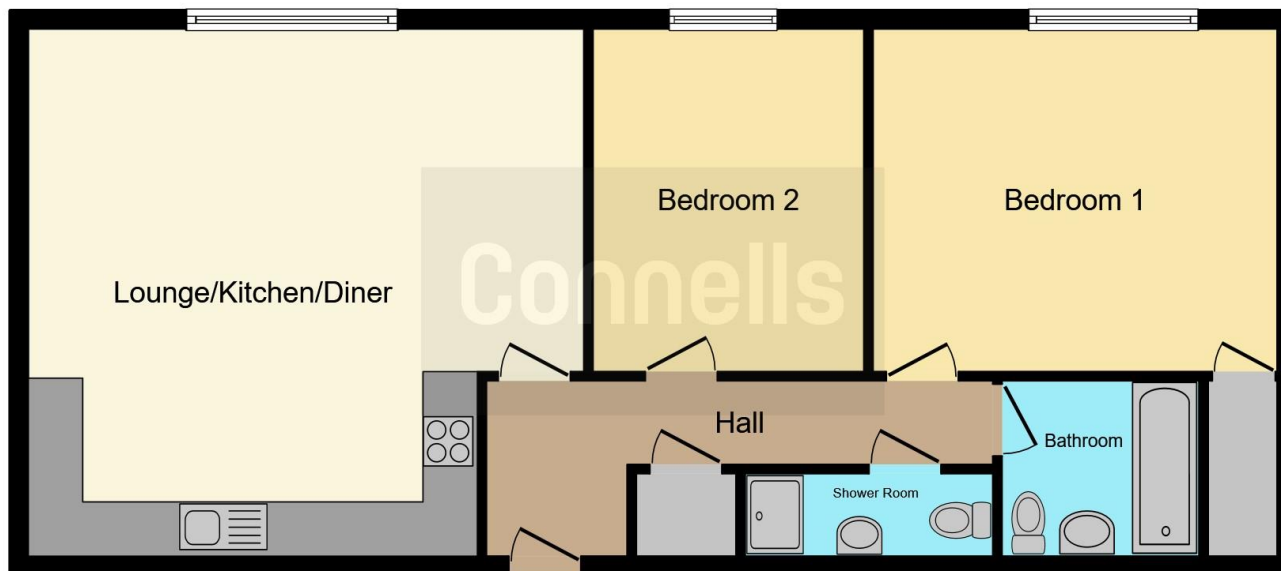
The popular market town of East Grinstead is located approximately half way between London and the south coast. The town boasts a wealth of architectural heritage and the High Street retains period buildings with old world charm. It is believed that East Grinstead has the longest row of Tudor and Medieval 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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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404311](https://connells.co.uk/Property/EGR404311)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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