



**Connells**

Larches House The Larches  
East Grinstead



# Larches House The Larches East Grinstead RH19 3QL

for sale guide price  
**£390,000-£400,000**



## Property Description

GUIDE PRICE: £390,000- £400,000.  
Connells are delighted to welcome to the market this superbly presented, to double bedroom executive apartment situated on the outskirts of East Grinstead. The property is located within a gated development with beautifully maintained communal grounds and gardens. The property was originally built by Berkeley Homes in 1999 and the accommodation is accessed via a phone entry system. The property comprises of a large entrance hall with storage cupboard, leading to a generous sized double aspect lounge with double doors leading to ground floor patio area. There is a modern fitted kitchen with built-in modern appliances and space for a dining table. In addition to this there are two double bedrooms, with the master boasting built-in wardrobes and en-suite bathroom. There is a further double bedroom also benefitting from built in wardrobes with sliding mirrored doors. The accommodation is complete with a modern family bathroom with a double width shower unit. Externally, the property benefits from a garage en bloc to the rear and an allocated parking space to the front. Located on the outskirts of the town, the property offers access to Lingfield & East Grinstead, there is also frequent bus routes to both towns too.

## Front

Communal entrance with stairs and lifts to all floors.

## Entrance Hall

Telephone entry system, storage cupboards, fitted carpet, power points and radiator.

## Lounge

13' 5" x 13' ( 4.09m x 3.96m )  
Window to side and patio doors to front. TV point, fitted carpet, power points and radiator.

## Kitchen

8' 9" x 14' 4" ( 2.67m x 4.37m )  
Window to side. A range of base and wall mounted units, stainless steel sink top and drainer. Electric eye level oven, gas hob and extractor fan overhead. Built in fridge freezer and plumbing for dish washer. Part tiled walls, tiled flooring and power points. Wall mounted boiler.

## Master Bedroom

13' 5" x 14' 8" ( 4.09m x 4.47m )  
Window to front, built in wardrobes with sliding mirrored doors, fitted wardrobes, fitted carpet, power points and radiator.

## En-Suite

Low level WC, wash hand basin and vanity unit. Bath with mixer taps and shower attachment. Shower cubicle with shower overhead. Part tiled walls, fitted carpet and radiator.

## Bedroom 2

11' 2" x 11' 8" ( 3.40m x 3.56m )

Window to front, built in wardrobes with sliding mirrored doors, fitted carpet, power points and radiator.

## Family Bathroom

Low level WC, wash hand basin and vanity unit. Double shower unit with shower overhead. Part tiled walls and laminate flooring.

## Communal Gardens

## Garage

Located En Bloc

## Parking

One Allocated Parking Space











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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404329](http://connells.co.uk/Property/EGR404329)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1999. 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.

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