



**Connells**

Tower Close  
EAST GRINSTEAD

# Tower Close EAST GRINSTEAD RH19 3RT

for sale guide price  
**£235,000**



## Property Description

GUIDE PRICE: £235,000 - £240,000. A superb example of a modern two double bedroom top floor apartment, located in a convenient position within East Grinstead Town Centre. The property is presented to the market in good order throughout and is an ideal first time or investment purchase. Internally, the property comprises of a large entrance hall with ample storage, leading to all rooms within the property. There is a spacious lounge to the rear, which is flooded by lights from the large window. There is also a well equipped kitchen, offering ample work top and storage space, with further space for a range of white goods. The property further boasts a large master bedroom with built in storage. There is also a good sized second bedroom, also offering built in storage space. The accommodation is complete with a modern family bathroom, offering both bath and shower facilities. Externally, the property has plenty to offer, with an allocated parking space to the front with further communal parking bays close by, there is extensive communal grounds to the rear, with a bike store too. The block itself also has secure telephone entry system. Located in the heart of the town, there is easy access to local shops, supermarkets and the town centre offering a range of bars & restaurants. There is also a range of transport links close by which include local bus routes and mainline train station.

## Front

Secure telephone entry, and stairs to all floors.

## Front Door

Leading to,

## Entrance Hall

Door to all rooms, loft access and storage cupboard. Laminate flooring, heater and power points.

## Lounge

12' 8" x 11' 2" ( 3.86m x 3.40m )

Window to rear, TV point, fitted carpet, power points and heater.

## Kitchen

5' 9" x 10' 8" ( 1.75m x 3.25m )

Window to side. A range of base and wall mounted units, electric oven, electric hob and extractor fan overhead. Space for fridge freezer and plumbing for washing machine. Part tiled walls, laminate flooring and power points.

## Bedroom One

10' 2" x 13' 8" ( 3.10m x 4.17m )

Window to rear, built in storage cupboard, fitted carpet, power points and heater.

## Bedroom Two

8' 5" x 8' 9" ( 2.57m x 2.67m )

Window to front, built in storage cupboard, fitted carpet, power points and heater.

## Family Bathroom

Window to rear. Low level WC, wash hand basin and vanity unit. Panelled bath with mixer taps and shower overhead. Heated towel rail, tiled flooring and part tiled walls.

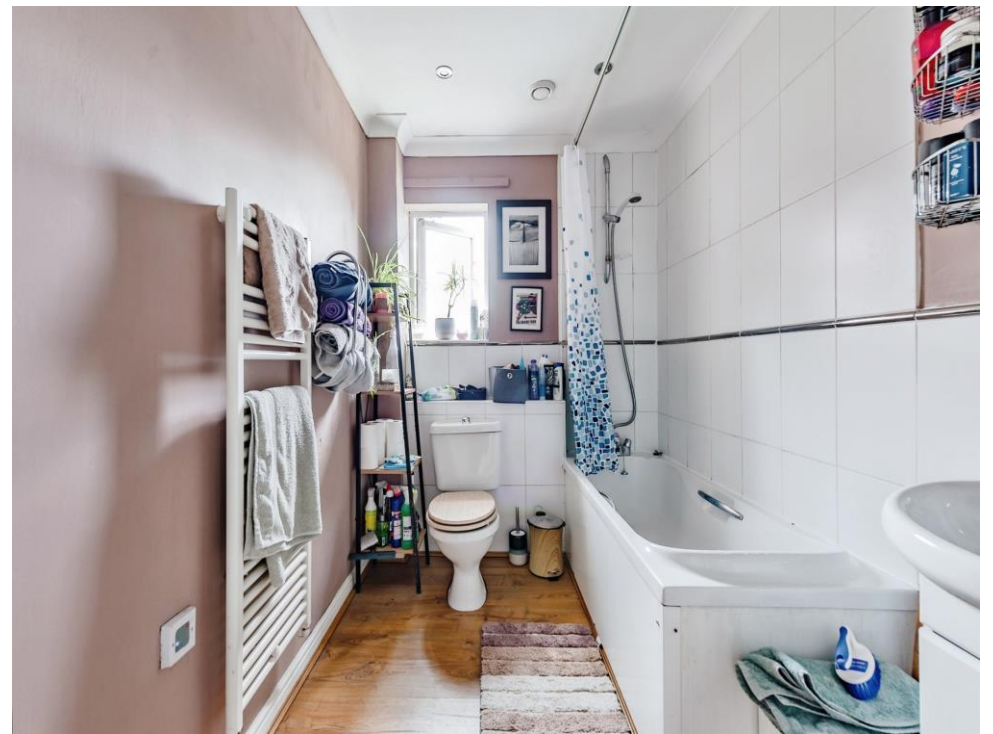
## Parking

One allocated parking space with further visitor bays

## Communal Grounds

## Bike Store









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/EGR403477](https://www.connells.co.uk/Property/EGR403477)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2004. 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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