



Connells

Newacre House Wood Street
East Grinstead

Newacre House Wood Street East Grinstead RH19 1UR

for sale guide price
£215,000



Property Description

GUIDE PRICE: £215,000 - £230,000.
Connells are pleased to welcome to the market this stunning one double bedroom modern apartment located in the heart of East Grinstead Town Centre. The apartment was converted in 2022 and would make for an ideal first time or investment purchase. Internally, the property benefits from an entrance hall with a large storage cupboard, this leads onto an open plan living area with a spacious lounge and a modern kitchen area, equipped with a range of modern appliances. In addition to this, there is a separate bedroom with built in mirrored wardrobes. There is also a modern family bathroom with both bath and shower facilities. Externally, the property benefits from allocated parking and further visitor bays, with the block itself having a secure telephone entry system with stairs and lifts to all floors. Located in the heart of the town centre, the property is within easy reach of local shops and East Grinstead Town Centre. CALL NOW TO ARRANGE YOUR VIEWING!

Front

Telephone entry system with stairs and lifts to all floors.

Front Door

Entrance Hall

Storage cupboard, heater, laminate flooring and radiator

Lounge / Diner

11' 8" MAX x 11' 7" MAX (3.56m MAX x 3.53m MAX)

Windows to rear, TV point, laminate flooring, power points and radiator.

Kitchen

A range of base and wall mounted units, sink and drainer with mixer taps. A range of base and wall mounted units, built in microwave, built in oven and electric hob. Built in fridge freezer and power points.

Master Bedroom

13' 4" x 8' 1" (4.06m x 2.46m)

Window to rear, fitted wardrobes with sliding doors. Laminate flooring, power points and heater.

Bathroom

Low level WC, wash hand basin and vanity unit. Heated towel rail. Shower unit with shower overhead, tiled flooring and tiled walls.

Parking

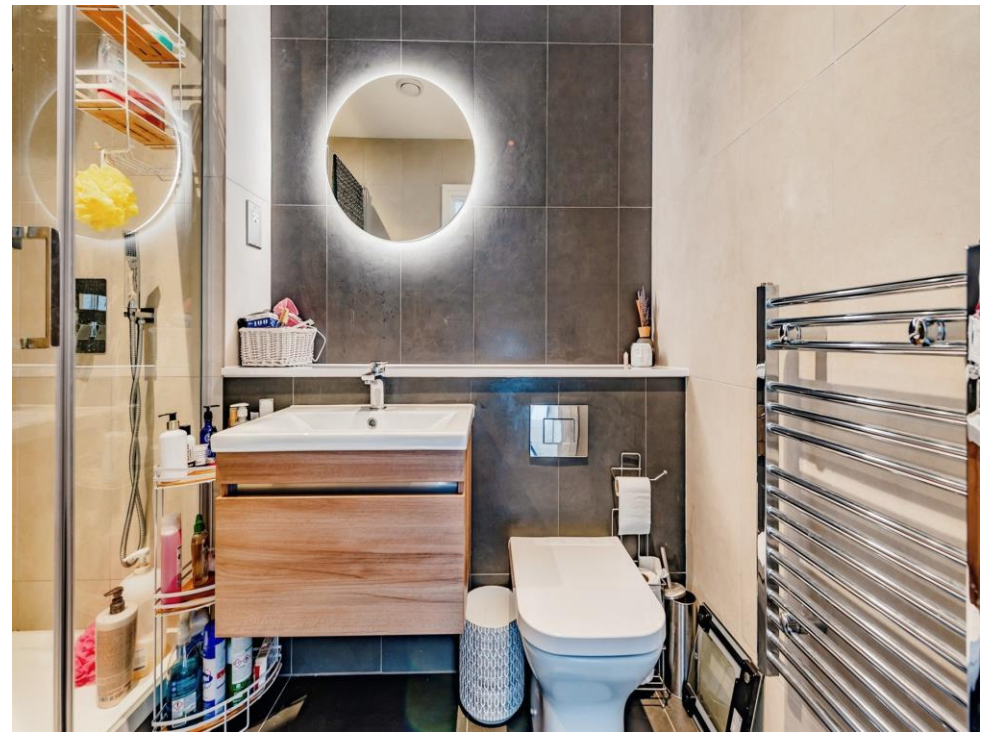
One allocated parking space with further visitor bays.

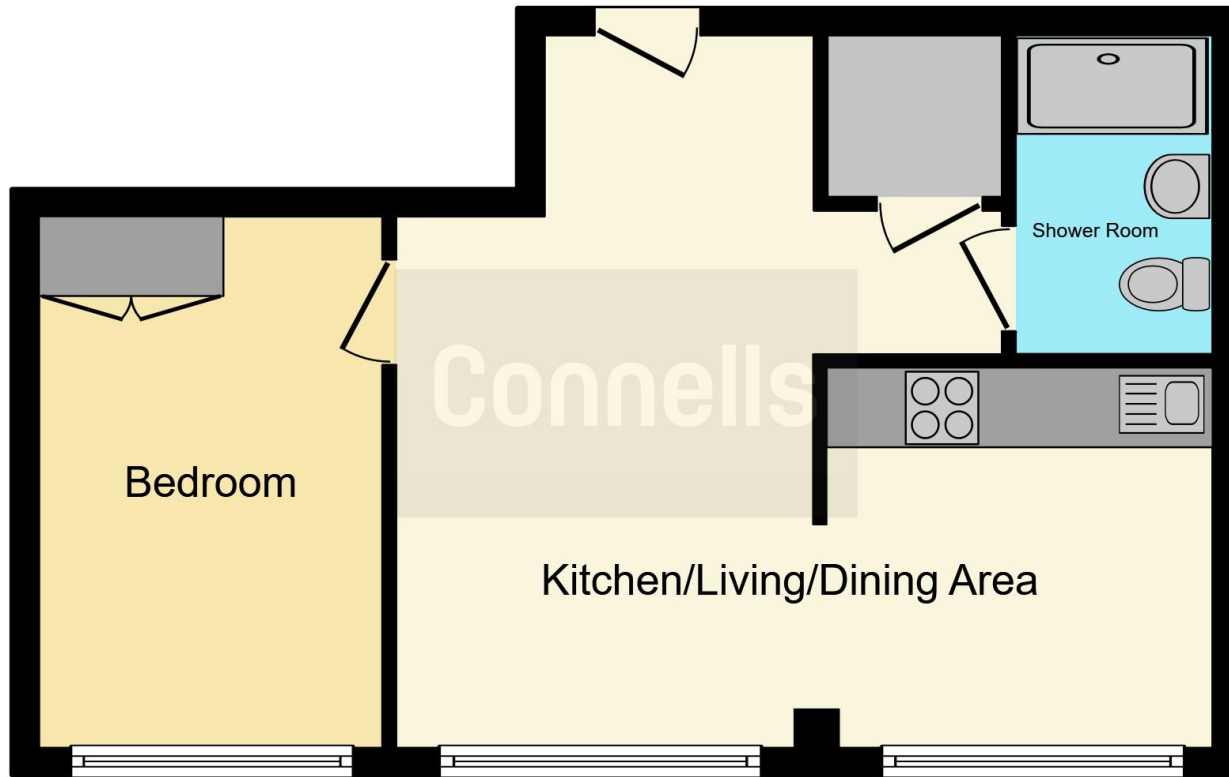
Communal Gardens

Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.







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/EGR404427](https://www.connells.co.uk/Property/EGR404427)

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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