



**Connells**

Kiln House Fosters Place  
East Grinstead

# Kiln House Fosters Place East Grinstead RH19 1EX

for sale guide price  
**£260,000**



## Property Description

GUIDE PRICE: £260,000 - £270,000.  
Connells are delighted to offer for sale this stunning modern upper floor apartment in immaculate condition. It is situated just a short walk from East Grinstead Mainline Train Station. Presented to the market with no onward chain, this is an ideal first time or investment purchase offering a generous yield. Internally, the property benefits from a large and inviting entrance hall, leading to all rooms and offering storage space. There is a spacious living area with unrivalled views over the local area and beyond. The lounge is open plan and leads to a modern and well equipped kitchen, which offers a range of built-in modern appliances alongside ample storage space. In addition to this, there is a large master bedroom benefiting from built-in wardrobes with sliding mirrored doors. There is also a particularly modern en suite shower room which has been recently upgraded. In addition to this, there is a second double bedroom and a modern family bathroom, benefiting from both bath and shower facilities. Externally, the property benefits from a covered allocated parking space, whilst the block has a secure telephone entry system with stairs and lifts to all floors. Located in this well situated part of East Grinstead, the property offers easy access to the town centre, a range of supermarkets, the mainline train station and Ofsted rated schools.

## Front

Telephone entry system. Door to;

## Entrance Hall

Doors to all rooms. Cupboard, Amtico flooring and radiator.

## Lounge

13' 7" x 9' 10" ( 4.14m x 3.00m )

Window to rear. Cupboard, TV point, Amtico flooring, radiator and power points.

## Kitchen

5' 5" x 13' 3" ( 1.65m x 4.04m )

Wall and base units. Stainless steel sink and drainer. Electric eye-level oven, gas hob and extractor fan. Built-in fridge freezer, integrated washing machine and dishwasher. Power points.

## Bedroom 1

10' 1" x 12' 9" ( 3.07m x 3.89m )

Window to rear. Built-in wardrobes with sliding mirrored doors. Carpet, power points and radiator.

## En Suite

WC, wash hand basin, heated towel rail. Double walk in fully tiled shower with shower over. Part-tiled walls and tiled floor.

## Bedroom 2

10' 5" x 10' 3" ( 3.17m x 3.12m )

Window to rear. Cupboard, carpet, power points and radiator.

## Bathroom

WC, wash hand basin, heated towel rail.  
Bath with shower over and vanity screen.  
Tiled walls and floor.

## Front

Communal entrance with lift and stairs to all floors.

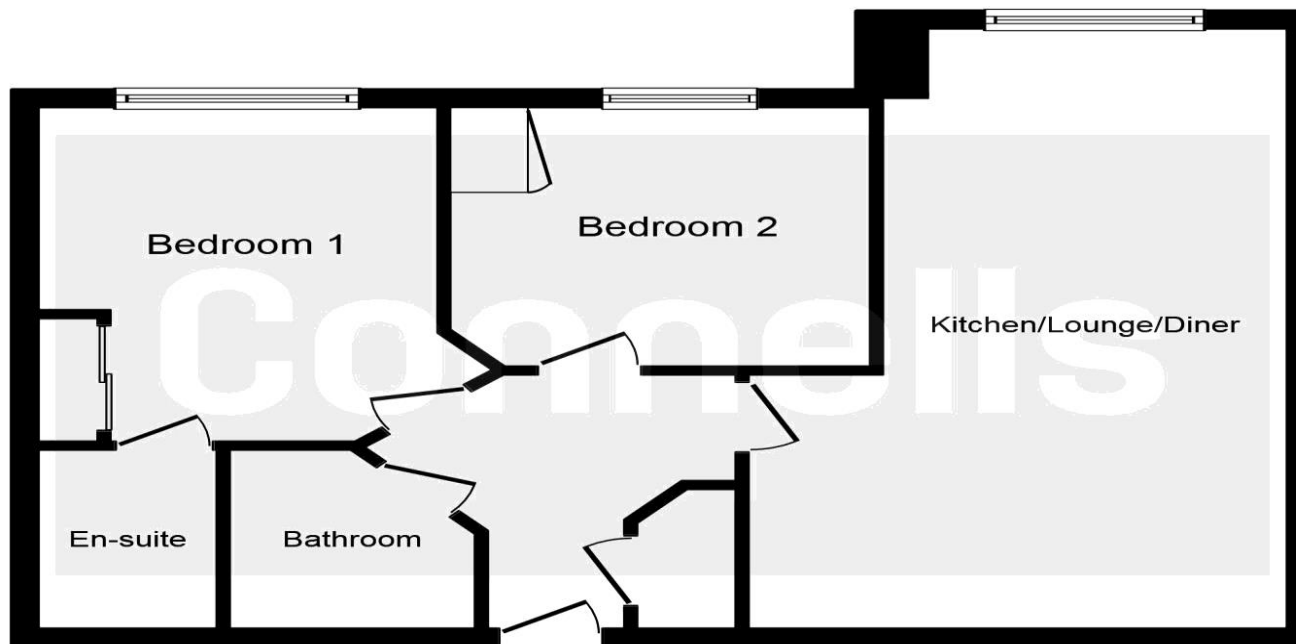
## Parking

1 x allocated parking space, undercover.









## Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404507](http://connells.co.uk/Property/EGR404507)**

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.

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