



Connells

Tower Close
East Grinstead

Tower Close East Grinstead RH19 3RT

for sale offers in excess of
£235,000



Property Description

Connells are pleased to bring to the market this well presented two double bedroom modern apartment located in the heart of East Grinstead Town Centre. The property is presented to a good standard throughout, and would make an ideal first time or investment purchase. Internally, the property comprises of an entrance hall with access to all rooms and built-in storage. To the front of the property is a spacious lounge with windows to the side, which is open plan and leads to a modern kitchen. The kitchen itself benefits from ample storage space, with further space for a range of modern appliances and white goods. To the front of the property is a good sized master bedroom with a white suite, en suite shower room, and built in wardrobes. In addition to this, there is an equally spacious second double bedroom and a modern family bathroom, with both bath and shower facilities. Externally, the property benefits from an allocated parking space with communal gardens to the side. There is also a secure telephone entry system to the block with stairs to all floors. Located within easy access to the town centre, the property offers access to a range of shops, bars and restaurants as well as a range of public transport links which include the train station and local bus routes.

Front

Communal Entry

Telephone entry system. Stairs to all floors.

Entrance Hall

Doors to all rooms. Storage Cupboard.

Lounge

14' 6" x 11' (4.42m x 3.35m)

Window to side. TV point, carpet, power points and heater.

Kitchen

8' x 7' 6" (2.44m x 2.29m)

Wall and base units. Sink and drainer with mixer taps. Electric oven, electric hob and extractor. Space for fridge freezer and plumbing for washing machine. Laminate flooring and power points.

Bedroom 1

10' 11" x 12' 1" max (3.33m x 3.68m max)

Window to side. Built-in wardrobes. Carpet power points and heater.

En Suite

WC, wash hand basin and vanity unit. Shower unit with shower over. Laminate flooring.

Bedroom 2

10' x 11' 3" max (3.05m x 3.43m max)

Window to side. Carpet, power points and heater.

Bathroom

WC, wash hand basin, panelled bath with taps and mixer attachment. Part-tiled walls and laminate flooring.

Communal Gardens

Communal gardens to the rear.

Parking

1 x 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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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404511

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2003. 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.

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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