



**Connells**

St Leonards Park  
EAST GRINSTEAD



## Property Description

GUIDE PRICE: £215,000 - £225,000.  
Connells are pleased to present to the market this well presented two double bedroom top floor apartment, located in the heart of East Grinstead Town Centre. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property comprises of an entrance hall with built-in storage and gives access to all rooms. There is a lovely double aspect lounge/diner to the rear with unrivalled views. This leads onto a good sized kitchen, offering ample storage space, with further space for a range of modern appliances and white goods. The property further benefits from a larger than average master bedroom and a good sized second bedroom. The accommodation is complete with a family bathroom offering both bath and shower facilities. Located in the town centre, there is easy access to local shops, supermarkets and cafes. There is also a range of transport links within easy reach, which include the local bus routes and train station.

## Front

Communal entrance, with stairs to all floors.

## Front Door

To,

## Entrance Hall

Door to all rooms, storage cupboard and fitted carpet.

## Lounge/diner

19' 3" MAX x 13' 2" MAX ( 5.87m MAX x 4.01m MAX )

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

## Kitchen

10' 6" x 7' 1" ( 3.20m x 2.16m )

Window to rear. A range of base and wall mounted units, stainless steel sink top and drainer, space for oven and extractor overhead. Space for fridge freezer and plumbing for washing machine. Part tiled walls, laminate flooring and power points.

## Bedroom One

8' 8" x 14' 10" ( 2.64m x 4.52m )

Window to side, fitted carpet, power points and heater.

## Bedroom Two

7' 1" x 9' 8" ( 2.16m x 2.95m )

Window to front, fitted carpet, power points and heater.

## Family Bathroom

Low level WC, wash hand basin and panelled bath with shower attachment. Tiled walls and laminate flooring.

## Parking

One allocated parking space, with further communal bays close by

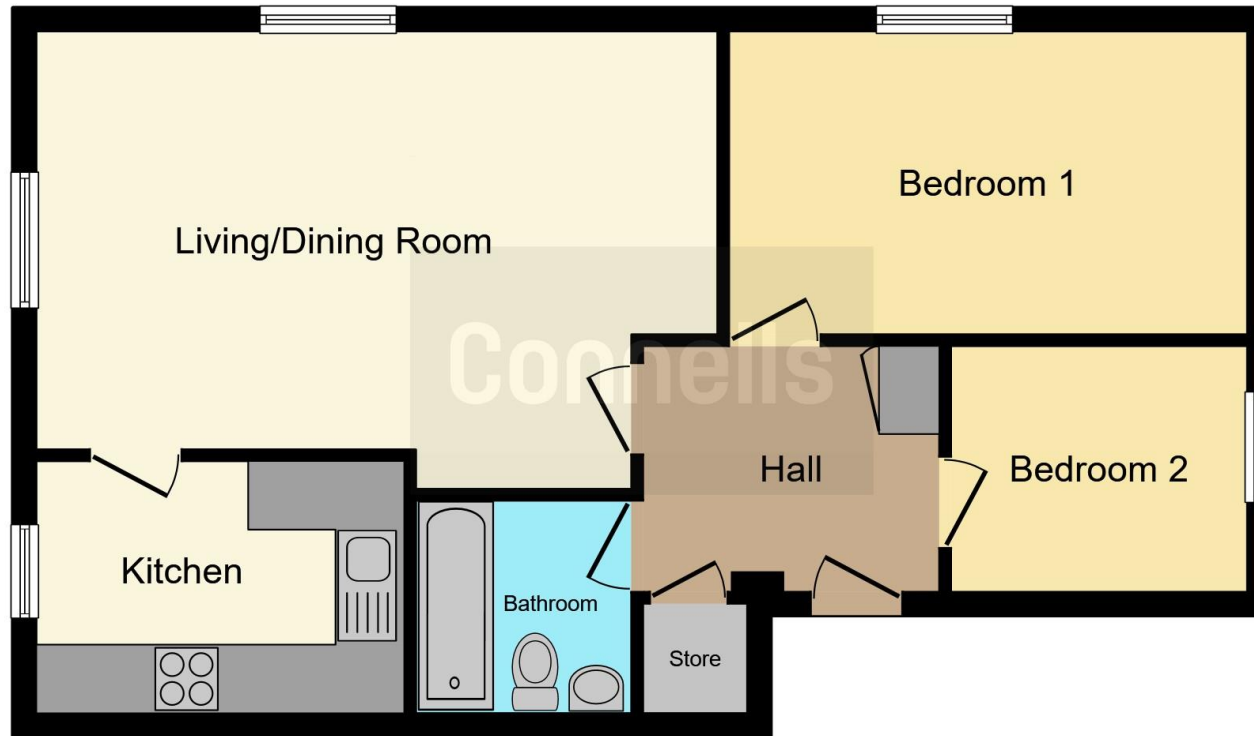
## Outside

Communal grounds laid to lawn









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). Powered by [www.focalagent.com](http://www.focalagent.com)

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/EGR403053](http://connells.co.uk/Property/EGR403053)**

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.

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