



**Connells**

Fonteyn House Charters Village Drive  
EAST GRINSTEAD



# Fonteyn House Charters Village Drive EAST GRINSTEAD RH19 2GY

for sale guide price  
**£425,000 - £450,000**



## Property Description

GUIDE PRICE: £425,000 - £450,000. Connells are pleased to present to the market this superb two double bedroom first floor apartment, situated in the prestigious Charters Village estate, on the outskirts of East Grinstead. The property is positioned on a stunning 17 acre estate, offering a range of amenities including an on-site shop, allotments, restaurants and guest suite. The property itself is a fine example of a spacious and executive first floor apartment in the development. Internally, the property comprises of a large entrance hall with built-in storage. There is a spacious lounge/diner with patio doors leading onto a large balcony which overlooks the communal grounds and gardens. The lounge leads through to a larger than average fitted kitchen, boasting a range of integrated modern appliances. In addition to this, there is a master bedroom with a double width walk in shower. There is also an equally spacious second double bedroom and a modern family bathroom with both bath and shower facilities. The block itself has secure telephone entry with stairs and lifts to all floors. Further afield, there is a communal car park for residents and visitors alike.

## Communal Entrance

With telephone entry system, lift and stairs to all floors.

## Entrance Hall

With doors to all rooms. Telephone entry system, cupboard, power points and fitted carpet.

## Lounge

19' 6" x 12' 3" ( 5.94m x 3.73m )

With window and door to the rear with access to balcony overlooking the communal gardens. TV point, radiator, power points and fitted carpet.

## Kitchen

11' 4" max x 11' 3" max ( 3.45m max x 3.43m max )

With window to the rear. Range of wall and base units incorporating stainless steel sink and drainer. Electric eye-level oven, electric hob and extractor fan over. Built-in fridge freezer and washing machine. Power points and tiled floor.

## Bedroom 1

10' x 16' ( 3.05m x 4.88m )

With window to the side. Built-in wardrobes with sliding doors. Power points, radiator and fitted carpet.

## Bedroom 2

9' 8" x 11' 7" ( 2.95m x 3.53m )

With window to the side. Power points, radiator and fitted carpet.

## Bathroom

With suite comprising of WC, wash hand basin with vanity unit and bath with mixer tap and shower attachment. Heated towel rail, shaver point, part-tiled walls and laminate flooring.

## Parking

Communal car parking for residents and visitors

## Communal Grounds

With extensive grounds featuring community allotment garden.

## Additional Facilities

On site shop, bar, restaurant and library. Guest suite available and weekly cleaning service.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.















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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404435](http://connells.co.uk/Property/EGR404435)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2013. 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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