



**Connells**

Kiln House Fosters Place  
East Grinstead



# Kiln House Fosters Place East Grinstead RH19 1EX

for sale guide price  
**£230,000 - £240,000**



## Property Description

Connells are pleased to bring to the market this well presented and modern two double bedroom first floor apartment, situated in the heart of East Grinstead Town Centre. The property is ideally situated for access to the train station, and the town centre, making for an ideal first time or investment purchase. Internally, the property benefits from an entrance hall with built in storage, giving access to all rooms. There is a bright and spacious lounge/diner which is open plan onto the modern kitchen, which comes equipped with a range of built in modern appliances, with space for further white goods. In addition to this, there is a spacious master bedroom, with built in wardrobes and an en-suite, complete with a double width shower unit. There is an equally spacious second double bedroom, which also offers built in wardrobes. The accommodation is complete with a modern family bathroom. Externally, there is an allocated parking space, whilst being in a secure block with telephone entry system and lifts and stairs to all floors.

## Communal Entrance

Door to front with telephone entry system. Stairs and lift to all floors.

## Front Door

Leading to,

## Entrance Hall

With doors to all rooms. Storage cupboard, power points and fitted carpet.

## Lounge

15' 1" x 9' 11" ( 4.60m x 3.02m )

With window to the front. TV point, radiator, power points and fitted carpet.

## Kitchen

8' 7" x 13' 8" ( 2.62m x 4.17m )

Range of wall and base units. Stainless steel sink and drainer. Built-in fridge freezer, plumbing for washing machine and dishwasher. Electric oven and a gas hob with extractor over. Power points and laminate flooring.

## Bedroom 1

12' 4" x 10' 2" ( 3.76m x 3.10m )

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

## En Suite

Suite comprising WC, wash hand basin and double width shower unit with shower over. Radiator and laminate flooring.

## Bedroom 2

9' 8" x 10' 6" ( 2.95m x 3.20m )

With window to the front. Built-in cupboard and built-in wardrobe with sliding mirror doors. Power points, radiator and fitted carpet.

## Bathroom

Suite comprising WC, wash hand basin and panelled bath. Part-tiled walls, radiator and laminate flooring.

## Parking

1 x allocated parking space













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)

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**EPC Rating: B**

Tenure: Leasehold

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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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