



Connells

Broad Field
West Hoathly East Grinstead

Broad Field West Hoathly East Grinstead RH19 4QR

for sale - Guide price
£260,000 - £270,000



Property Description

NO ONWARD CHAIN - IDEAL FOR FIRST TIME BUYERS. Connells are delighted to welcome to the market this beautiful two-bedroom apartment, located in the popular village of West Hoathly. The property is presented to the market with no onward chain and is an ideal first-time purchase. Internally, the property comprises of an entrance hall with a large storage area. The hallway leads through to a spacious lounge with patio doors to the front. There is a good-sized kitchen, complete with ample work top and storage space, alongside space for a range of white goods. There is a large master bedroom to the rear with built in storage, and a further second bedroom, complete with built in storage too. The accommodation is complete with a modern white suite family bathroom with both bath and shower facilities. Externally, there is ample communal parking to the front and a private garden which is laid to lawn to the rear, overlooking fields. Located in this peaceful village location, there is access to local shops, Turners Hill & East Grinstead town centre.

Front Garden

With path leading to door. Communal entrance and stairs to all floors.

Entrance Hall

With storage cupboard, coat hanging space and laminate flooring.

Lounge

15' 1" x 11' 3" (4.60m x 3.43m)

With patio doors to front. TV point, power points, heater and laminate flooring.

Kitchen

7' 2" x 12' 1" (2.18m x 3.68m)

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for fridge freeze and oven and plumbing for washing machine. Storage cupboard, power points and laminate flooring.

Bedroom 1

10' 1" x 11' 7" (3.07m x 3.53m)

With window to the front. Built-in cupboard, heater, power points and fitted carpet.

Bedroom 2

10' 6" x 8' 4" (3.20m x 2.54m)

With window to the rear. Built-in cupboard, heater, power points and fitted carpet.

Bathroom

With window to the rear. Suite comprising WC, wash hand basin and panelled bath with shower over. Laminate flooring.

Rear Garden

Laid to lawn with views over fields.

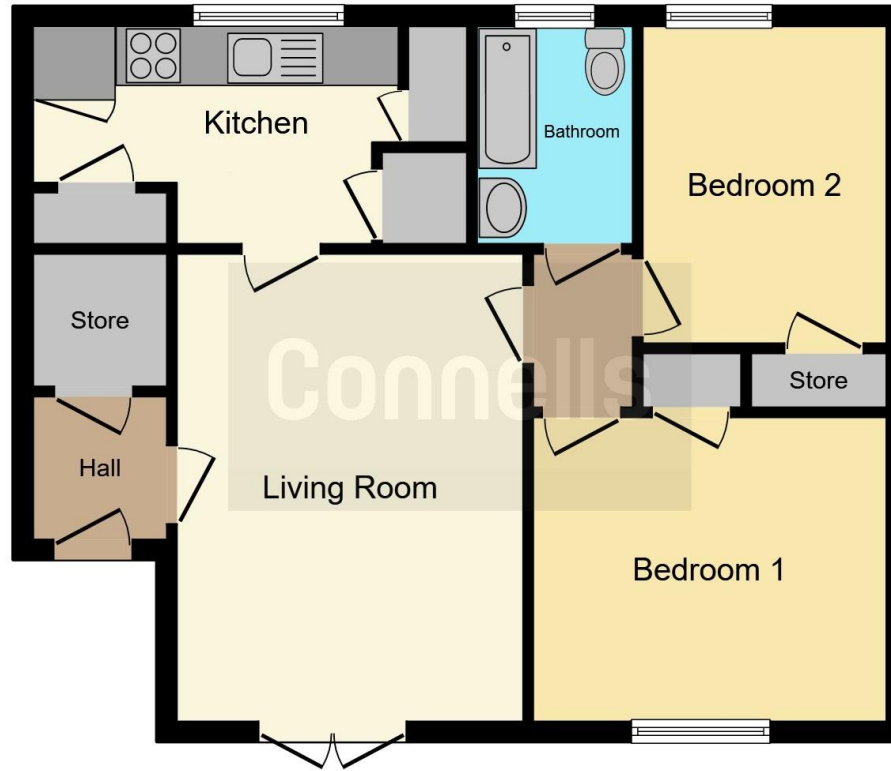
Parking

Communal parking to the front of the property.









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

To view this property please contact Connells on

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90 London Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404393

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 May 1989. 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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