



Connells

Forest Lodge Portland Road
East Grinstead



Property Description

TOWN CENTRE OVER 55'S DEVELOPMENT. Situated in the heart of East Grinstead town centre, is this spacious two bedroom apartment which is presented to the market with no onward chain. In good order throughout, this is an ideal property for someone looking to downsize. Internally, the property benefits from an entrance hall giving access to all rooms and ample storage space. There is a good sized lounge with a feature fireplace and surround, and lead onto a modern and well equipped kitchen. The kitchen itself boasts ample work top and storage space, with a range of built in appliances and further space for more. There are two bedrooms, with the larger of the two offering built in wardrobes. The accommodation is complete with a large bathroom, offering a shower unit. Externally, there are well maintained and attractive communal gardens and a range of residents parking spaces. The development is also warden assisted alongside a range of communal facilities within Forest Lodge itself, such as a residents' living room and a guest suite

Communal Entrance

Telephone entry system. Lifts and stairs to all floors.

Front Door

Leading to,

Entrance Hall

With doors to all rooms and loft access. Storage cupboard, power points, heater and laminate flooring.

Lounge

14' 3" x 10' 6" (4.34m x 3.20m)

With window to the rear. Feature fireplace and surround. TV point, heater, power points and fitted carpet.

Kitchen

6' 5" x 10' 4" (1.96m x 3.15m)

Range of wall and base units with worktops incorporating sink with mixer tap and drainer. Electric oven, electric hob and extractor over. Space for fridge freezer and plumbing for washing machine. Part-tiled walls, tiled floor and power points.

Bedroom 1

14' 3" max x 8' 11" (4.34m max x 2.72m)

With window to the rear. Built-in wardrobes with sliding doors and fitted unit. Heater, power points and fitted carpet.

Bedroom 2

13' 9" max x 8' 5" (4.19m max x 2.57m)

With window to the rear. Heater, power points and fitted carpet.

Bathroom

Suite comprising WC, wash hand basin and shower unit with shower over. Heater, tiled walls and floor.

Communal Grounds

Parking

An abundance of resident car parking spaces.

Communal Entrance

Telephone entry system. Lifts and stairs to all floors.







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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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404633

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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