



**Connells**

Elizabeth House Christopher Road  
East Grinstead

# Elizabeth House Christopher Road East Grinstead RH19 3BT

for sale GUIDE PRICE  
**£315,000 - £325,000**



## Property Description

GUIDE PRICE: £315,000 - £325,000  
**LUXURY PENTHOUSE!** A stunning two double bedroom top floor apartment located in the heart of East Grinstead Town Centre. The property is presented to the market in superb order throughout and would make an ideal first time purchase. Internally, there is a large entrance hall with built in storage, giving access to all rooms within the property. There is a modern kitchen with a breakfast bar, boasting a range of modern appliances and ample work top and storage space. This is open plan onto a spacious lounge area with patio doors to the side flooding the room with light. The lounge leads to a Juliet balcony with amazing views of the local area. The property further benefits from a large master bedroom with built in wardrobes and a modern en-suite shower room. In addition to this, there is an equally spacious second double bedroom with further built in wardrobes space and a family bathroom, with both bath and shower facilities. Externally, there is a garage en bloc for off road parking and further parking areas are located close by. Situated in this town centre location, there is superb access to local shops, cafes and restaurants, alongside a range of transport links which include the main train station.

## Entrance Hall

With window to the side and telephone entry system. Storage cupboard and oak flooring.

## Lounge

27' 3" x 12' 3" ( 8.31m x 3.73m )

With patio doors to the side. TV point, radiator, power points and oak flooring.

## Kitchen

Open plan and incorporated within the dimensions of the lounge. With window to the side. Range of wall and base units with granite work tops incorporating stainless steel sink and drainer. Electric oven, gas hob and extractor over. Built-in fridge freezer and dishwasher. Cupboard housing wall mounted boiler and plumbing for washing machine. Breakfast bar and oak flooring.

## Bedroom 1

12' 5" x 10' 6" ( 3.78m x 3.20m )

With window to the side. Built-in wardrobes, radiator, power points and fitted carpet.

## En Suite

With window to the side. Suite comprising low level WC, wash hand basin and shower unit with shower over and shower screen. Shave point, tiled walls and floor.

## Bedroom 2

10' 3" x 8' 4" ( 3.12m x 2.54m )

With window to the side. Radiator, power points and fitted carpet.

## Bathroom

Suite comprising of low level WC, wash hand basin and bath with mixer taps and shower over. Vanity screen. Tiled walls and floor.

## Communal Entrance

Stairs to all floors and telephone entry system.

## Balcony

To the side, overlooking the development.

## Parking

Garage en bloc and visitor parking bays.









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/EGR404591](https://www.connells.co.uk/Property/EGR404591)**

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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