



**Connells**

Bush Davies House Charters Village Drive  
East Grinstead





## Property Description

**GUIDE PRICE:** £480,000 - £500,000.  
Situating in this prestigious retirement village on the outskirts of East Grinstead town centre, is this beautiful two double bedroom first floor apartment. Presented to the market with no onward chain, this is the pinnacle of retirement accommodation. Internally, the property comprises of a large entrance hall with a range of built in storage. It leads through to a double aspect lounge/diner which is open plan onto a fully fitted kitchen. The kitchen, benefits from a range of built in modern appliances, alongside ample work top and storage space. In addition to this, there is a large master bedroom, with a range of built in wardrobes and a modern en-suite shower room, with walk in shower. The property further offers a second double bedroom and a modern family bathroom, with bath and shower facilities. Externally, there is a private balcony, large enough for a seating area, overlooking the communal gardens. The apartment is also accessed via an open balcony too. This prestigious development has plenty to offer including a guest suite, on site shop and restaurant and communal allotments, gardens and parking area, all managed by a maintenance team on site.

## Front Garden

Accessed via a private balcony. Communal entrance with telephone entry system.

## Entrance Hall

With doors to all room. Telephone entry system, storage cupboard and fitted carpet.

## Lounge/Diner

19' 4" max x 17' 1" max ( 5.89m max x 5.21m max )

Dual aspect with windows to the front and side and door leading to balcony. TV point, telephone point, power points and fitted carpet.

## Kitchen

10' 1" x 9' 7" ( 3.07m x 2.92m )

With window to the side. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Eye-level electric oven, electric hob and extractor over. Built-in fridge freezer and dishwasher. Built-in bin store. Power points and laminate flooring.

## Bedroom 1

15' 8" x 12' 6" ( 4.78m x 3.81m )

With window to the side and built-in wardrobes. Telephone point, power points and fitted carpet.

## Bedroom 2

11' x 9' 6" ( 3.35m x 2.90m )

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

## Bathroom

With window to the front. Suite comprising low level WC, wash hand basin and vanity unit. Bath with mixer tap and shower attachment. Heated towel rail, part-tiled walls and laminate flooring.

## Balcony

Decked seating area overlooking development.

## Parking

Residents and communal parking bays.

## Additional Services

On site shop, bar, restaurant and library. Guest suite available and weekly cleaning & laundry service. 24 hour On Call support.













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 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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