



Connells

Kiln House Fosters Place
East Grinstead



Property Description

GUIDE PRICE: £245,00 - £255,000. NO ONWARD CHAIN! A superb two double bedroom second floor apartment, located in this modern development in the heart of East Grinstead Town Centre. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property benefits from an inviting entrance hall, leading through to a bright and spacious lounge, with a Juliette balcony to the rear flooding the room with light. The lounge is open plan and leads through to a modern kitchen which is well equipped with a range of white goods and space for further modern appliances. In addition to this, there is large master bedroom with built in wardrobes and access to a modern en-suite shower room. There is also a second double bedroom which also benefits from built in wardrobes with sliding mirrored doors. The accommodation is complete with a family bathroom with both bath and shower facilities. Externally, there is an allocated parking space, with the block itself offering stairs and lifts to all floors with a secure telephone entry system. Situated in this central location, the property is within walking distance of the town centre and mainline train station.

Front

Communal Entrance

With telephone entry system. Stairs and lifts to all floors.

Entrance Hall

With doors to all rooms. Storage cupboard, telephone point, radiator and laminate flooring.

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)

With patio door to the rear leading to Juliette Balcony. TV point, radiator, power points and laminate flooring.

Kitchen

9' 2" x 9' 8" (2.79m x 2.95m)

With range of wall and base units with worktops over incorporating stainless steel sink and drainer. Electric oven, electric hob with extractor over. Built-in fridge freezer, dishwasher and washing machine. Power points and tiled floor.

Bedroom 1

17' 7" x 8' 8" (5.36m x 2.64m)

With window to the rear. Range of fitted wardrobes with sliding mirror doors. Power points, radiator and fitted carpet.

En Suite

Suite comprising low level wc and wash hand basin with vanity unit under. Double shower unit with shower over. Heated towel rail. Tiled walls and floor.

Bedroom 2

12' 8" x 8' 6" (3.86m x 2.59m)

With window to the rear. Fitted cupboard and range of built-in wardrobes with sliding mirror doors. Power points, radiator and fitted carpet.

Bathroom

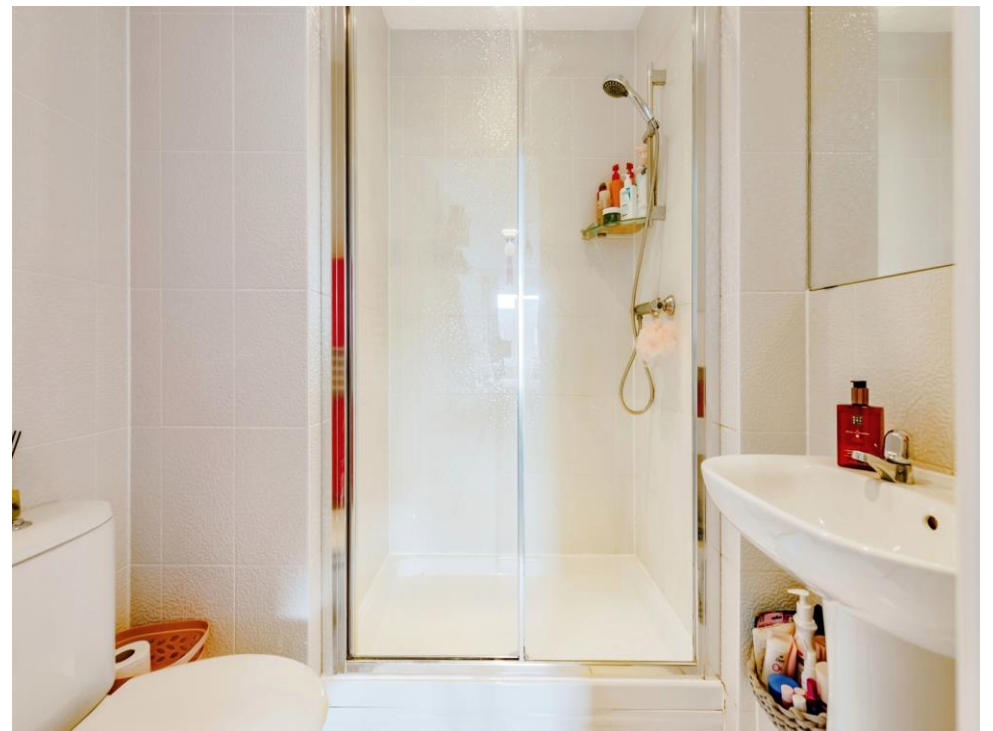
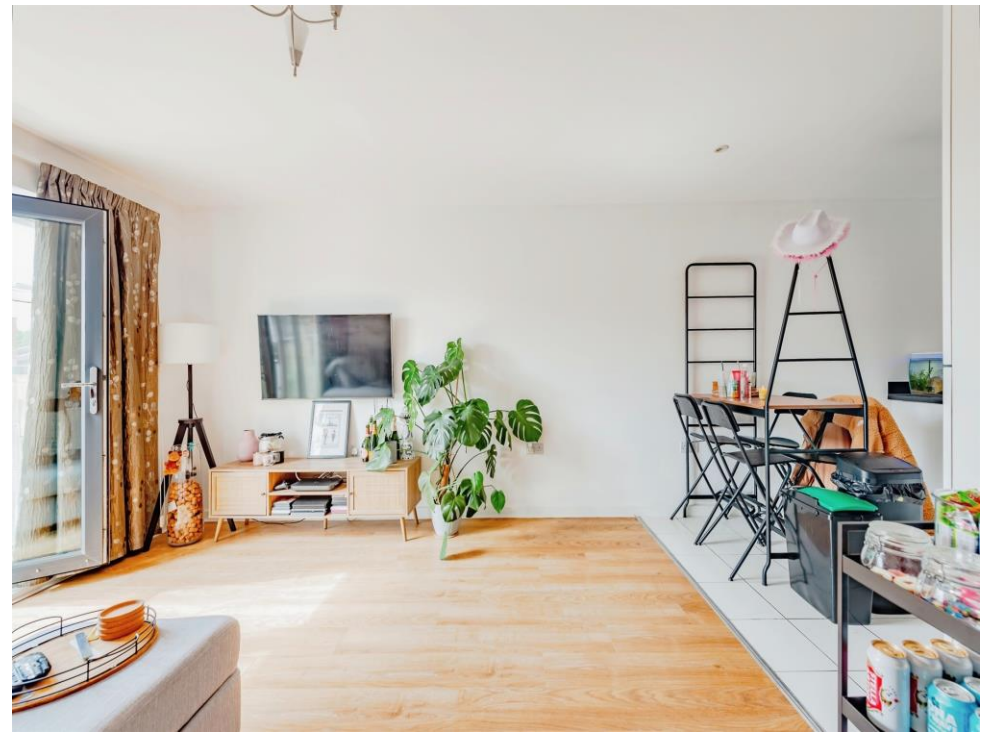
Suite comprising low level wc, wash hand basin and panelled bath with shower over and vanity screen. Heated towel rail. Tiled walls and floor.

Communal Grounds & Gardens

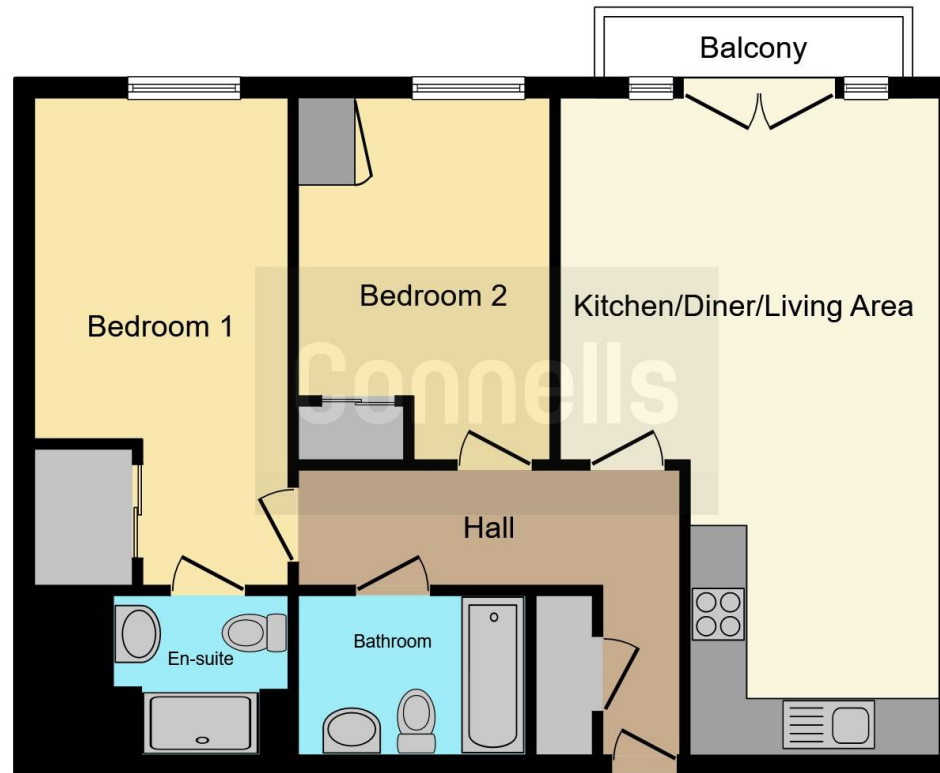
Parking

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

To view this property please contact Connells on

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90 London Road
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404666

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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