



**Connells**

Charlwoods Road  
East Grinstead



## Property Description

Connells are pleased to present to the market this unique opportunity to purchase two self-contained maisonettes under one title, creating an amazing investment opportunity or an opportunity for someone to live in one maisonette and rent out the other. The maisonettes currently generated a monthly income of £1800 at a strong yield of 6.7%. The property is presented to the market with no onward chain. Internally, the ground floor maisonette has been updated throughout, and benefits from a modern kitchen with a range of modern appliances, a modern bathroom with shower unit, and a good-sized bedroom and lounge. There is also a private rear garden which is laid to lawn with a pebbled area too. The first-floor maisonette, benefits from a spacious kitchen/diner complete with space for a range of appliances, and to the front is a lounge area. There is also an updated bathroom with modern shower unit. The bedroom is on the first floor of this maisonette with built in storage. There is on street parking to the front for the property and a pebbled frontage, giving access to both maisonettes. The property is situated within easy reach of local shops and supermarkets as well as being within easy reach of East Grinstead train station. INTERNAL VIEWING IS HIGHLY ADVISED TO APPRECIATE THIS OPPORTUNITY IN FULL.

## Ground Floor Maisonette (25b)

### Path To Door

## Lounge

12' 1" x 8' 11" ( 3.68m x 2.72m )

Power points, radiator and laminate flooring.

## Kitchen

8' 1" x 6' 3" ( 2.46m x 1.91m )

With window to side. Range of wall and base units with worktops over incorporating sink with mixer tap and drainer. Built-in oven and electric hob. Space for fridge freezer, plumbing for washing machine. Power points, radiator and laminate flooring.

## Bedroom 1

12' x 10' 7" ( 3.66m x 3.23m )

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

## Bathroom

With window to the side. Suite comprising Wc, wash hand basin with vanity unit under. Shower unit with shower over. Heated towel rail and laminate flooring.

## Rear Garden

With fenced boundaries and gated access. Laid to lawn with pebble area.

## Parking

On street parking

## First Floor Maisonette (25a)

## Path To Front Door

## Landing

With doors to all rooms. Stair to first floor. Fitted carpet and radiator.

## Lounge

8' 1" x 12' 10" ( 2.46m x 3.91m )

With window to the front. Fireplace and surround. TV point and telephone point. Power points, radiator and fitted carpet.

## Kitchen

9' 3" x 8' 8" ( 2.82m x 2.64m )

With window to the rear. Range of wall and base units, single drainer stainless steel sink unit. Electric oven, electric hob and extractor over. Space for fridge freezer, plumbing for washing machine. Wall mounted boiler, power points and laminate floor.

## Bedroom 1

11' 9" x 14' 6" ( 3.58m x 4.42m )

With window to the side. Storage cupboard, power points, radiator and fitted carpet.

## Bathroom

Suite comprising Wc, wash hand basin, shower unit with shower over. Heated towel rail. Tiled walls and tiled floor.

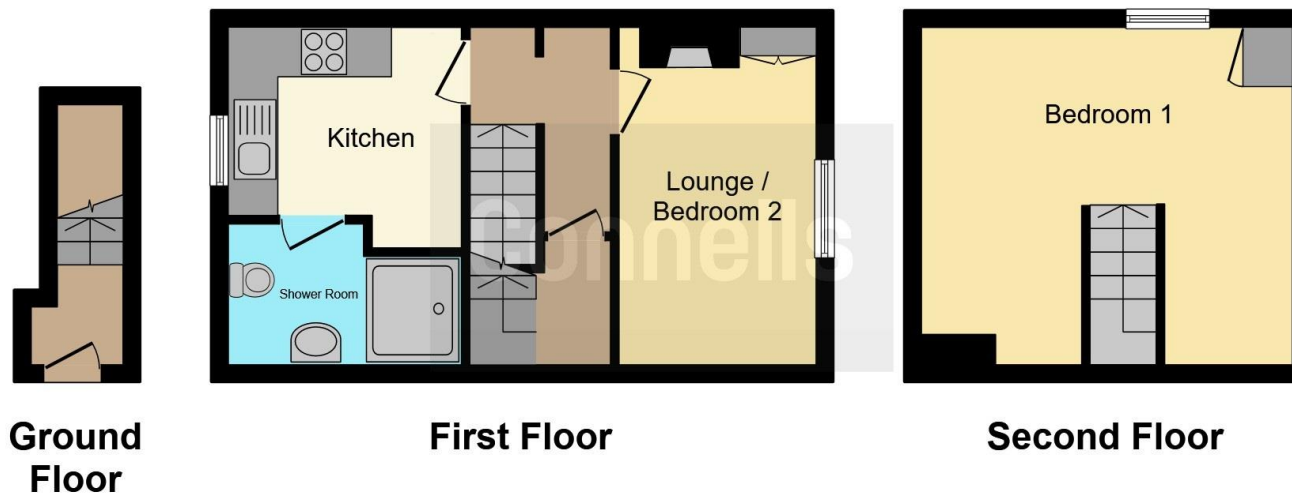
## Parking

On street parking









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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404693](http://connells.co.uk/Property/EGR404693)**



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