



**Connells**

Elizabeth Place Queens Road  
East Grinstead





## Property Description

Connells are delighted to present to the market this superb one double bedroom third floor apartment, located in the heart of East Grinstead Town Centre. The property was built in 2019 and is presented to an incredibly high standard, making for an ideal first-time purchase. Internally, the property boasts a large entrance area with storage space. This leads through to the double aspect living accommodation. The kitchen is well equipped with a range of built in appliances and offers further work top and storage space. This is open plan onto a lounge area, with windows to the side and rear, flooding the room with light. There is a large bedroom, offering built in wardrobes, with mirrored sliding doors and access to a balcony providing unrivalled views of the local area. The accommodation is complete with a modern family bathroom, boasting both bath and shower facilities. Externally, the property has an allocated parking space, which is accessed via secure gates. There is also well-presented communal areas, with stairs and lifts to all floors and a secure telephone entry system. Situated in the heart of the town centre, there is superb access to shops, cafes and transport links, which include the mainline train station.

## Front

## Communal Entrance

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

## Entrance Hall

With doors to all rooms. Storage cupboards, radiator and laminate flooring.

## Lounge

20' 2" max x 15' 6" ( 6.15m max x 4.72m )  
Dual aspect with windows to the side and rear. Telephone entry system, TV point, power points, radiator and laminate flooring.

## Kitchen

2' 6" x 13' 8" ( 0.76m x 4.17m )  
Range of wall and base units with worktops over, incorporating stainless steel sink and drainer. Eye-level electric oven, electric hob and extractor over. Built-in fridge freezer, dishwasher and washing machine. Tiled walls and power points.

## Bedroom 1

12' 1" max x 14' ( 3.68m max x 4.27m )  
With patio door to rear. Range of built-in wardrobes with sliding mirror doors. Radiator, power points and fitted carpet.

## Bathroom

Suite comprising low level WC, wash hand basin with vanity unit under, bath with mixer tap and shower over. Vanity screen, heated towel rail and tiled floor.

## Balcony

With seating area overlooking the development.

## Communal Roof Top Garden

With lawn and patio area.

## Parking

Gated access with one allocated parking space.



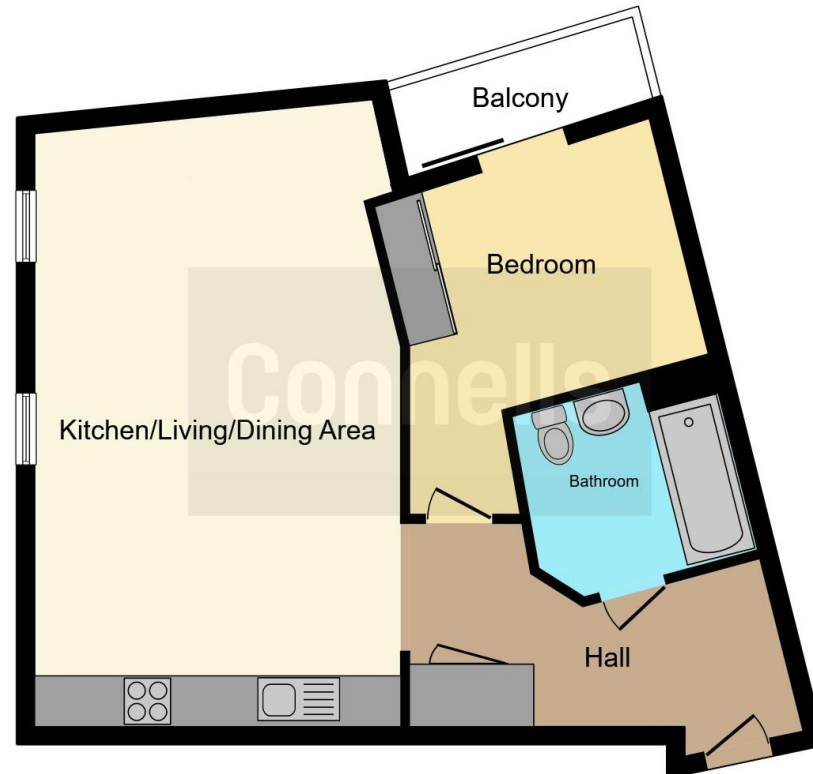












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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 999 years from 01 Jan 2019. 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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