



**Connells**

Farringdon House Wood Street  
East Grinstead



# Farringdon House Wood Street East Grinstead RH19 1BA

for sale guide price  
**£240,000 - £250,000**



## Property Description

GUIDE PRICE: £240,000 - £250,000. NO ONWARD CHAIN! A superb two double bedroom apartment, situated in the heart of East Grinstead Town Centre. The property is presented to the market with no onward chain and would make the perfect first-time purchase. Internally, the property benefits from an entrance hall with a range of built in storage. This leads through to the open plan living accommodation, with a modern kitchen equipped with a range of integrated appliances. This leads onto a spacious lounge with windows to the rear overlooking the local area and leads onto a Juliette balcony. In addition to this, there are two spacious double bedrooms, and a modern family bathroom with both bath and shower facilities. The block itself has lift and stairs to all floors, including the basement where there is a secure allocated parking space and a cycle storage area. Located in this prime location, the property is within walking distance of the town centre and mainline train station.

## Front

### Communal Entrance

Secure telephone entry system leading to communal entrance with stairs and lifts leading to all floors.

### Entrance Hall

With doors to all rooms. Telephone entry point. Storage cupboard, heater and laminate flooring.

## Lounge

14' x 13' 3" ( 4.27m x 4.04m )

With windows and door to rear opening onto Juliette Balcony, TV point, heater, power points and laminate flooring

## Kitchen

6' 3" x 13' 1" ( 1.91m x 3.99m )

Range of wall and base units with worktops over, incorporating stainless steel sink and drainer. Eye-level electric oven, electric hob with extractor over and built-in microwave and dishwasher. Power points and laminate flooring.

## Bedroom 1

13' x 8' 7" ( 3.96m x 2.62m )

With window to the rear. Built-in wardrobes with mirrored doors. Heater, power points and fitted carpet.

## Bedroom 2

13' 2" x 9' 3" ( 4.01m x 2.82m )

With window to the rear. Built-in wardrobes and mirrored doors. Heater, power points and fitted carpet.

## Bathroom

Suite comprising WC, wash hand basin with vanity unit and bath with shower attachment overhead & Vanity screen. Heated towel rail, shaver point, part-tiled walls and laminate flooring.

## Juliette Balcony

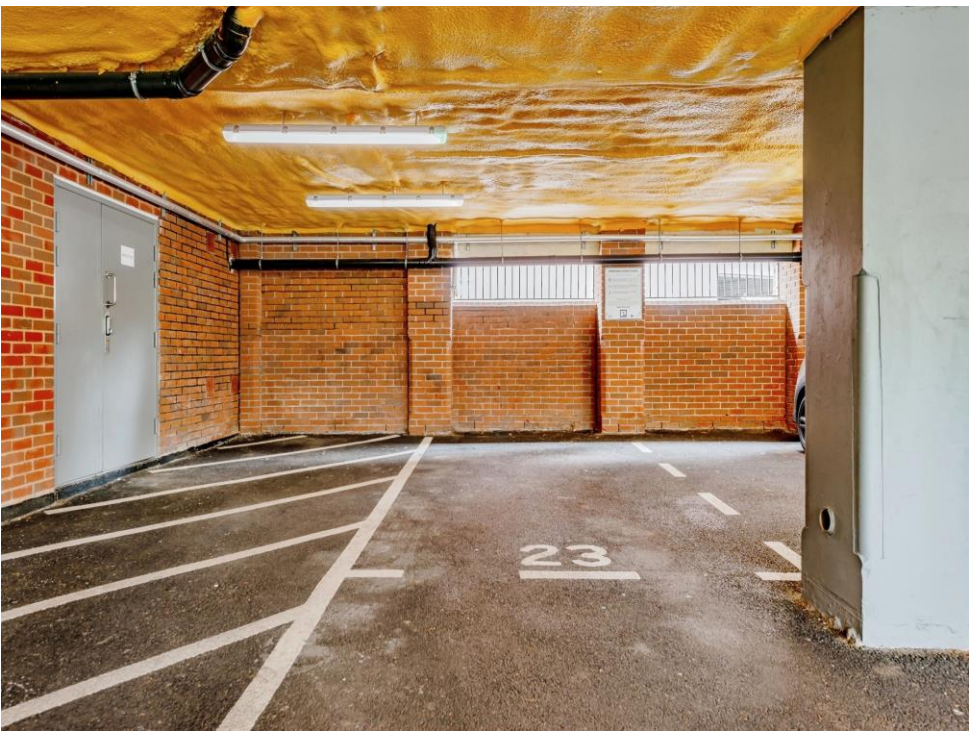
With views over development.

## Parking

1 x allocated underground 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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404563](http://connells.co.uk/Property/EGR404563)**

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Oct 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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