



**Connells**

Felwater Court London Road  
East Grinstead



## Property Description

A beautifully presented two-bedroom first floor maisonette, situated in this popular over 60's development on the outskirts of East Grinstead. The property is presented to the market with no onward chain and comes with a variety of extra facilities within the development, including a communal lounge and kitchenette, alongside a house manager on site Monday - Thursday and pull cords within the property for 24/7 help. The property itself has been updated throughout and benefits from a recently upgraded kitchen with space for a range of modern appliances. There is also a spacious lounge to the front with windows to the front, overlooking the communal gardens. There are two good sized double bedrooms and a beautiful bathroom with both bath and shower facilities. In addition to this, there is an entrance hall and landing with storage space. This is superbly presented throughout, and a viewing is highly advised!

## Front

Path to,

## Entrance Hall

With stairs to first floor, coat hanging space and fitted carpet.

## Landing

With doors to all rooms. Storage cupboard and access to the loft. Radiator, power points and fitted carpet.

## Lounge

12' 2" x 14' ( 3.71m x 4.27m )

With windows to the front. TV and telephone points, radiator, power points and fitted carpet.

## Kitchen

8' 9" x 7' 9" ( 2.67m x 2.36m )

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Wall mounted boiler, electric oven and gas hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Part-tiled walls, power points and laminate flooring.

## Bedroom 1

13' 4" x 10' 7" ( 4.06m x 3.23m )

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

## Bedroom 2

11' x 8' 2" ( 3.35m x 2.49m )

With windows to the front. Radiator, power points and fitted carpet.

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under, bath with mixer tap, shower and vanity screen. Heated towel rail. Laminate flooring.

## Communal Garden

With washing lines and mature bushes.

## Onsite Facilities

Communal lounge with kitchenette. On site manager (Mon-Thurs). 24/7 helpline via pull cords in all rooms.

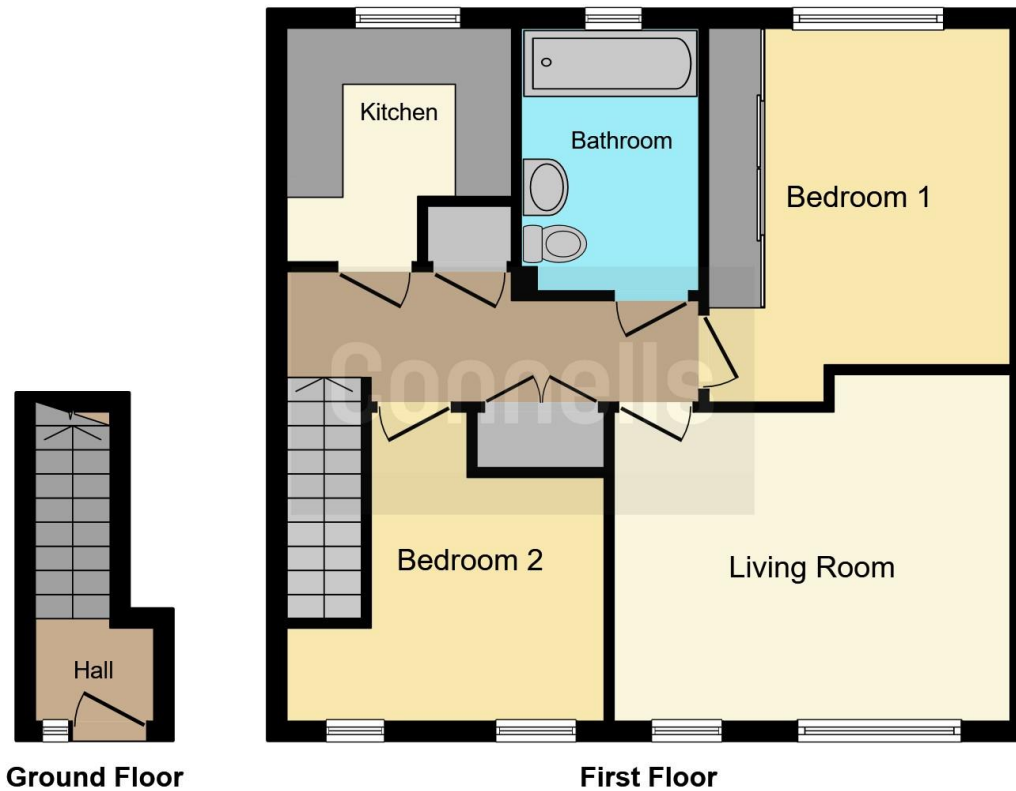
## Parking

Communal 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)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404737](http://connells.co.uk/Property/EGR404737)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1986. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404737 - 0005