

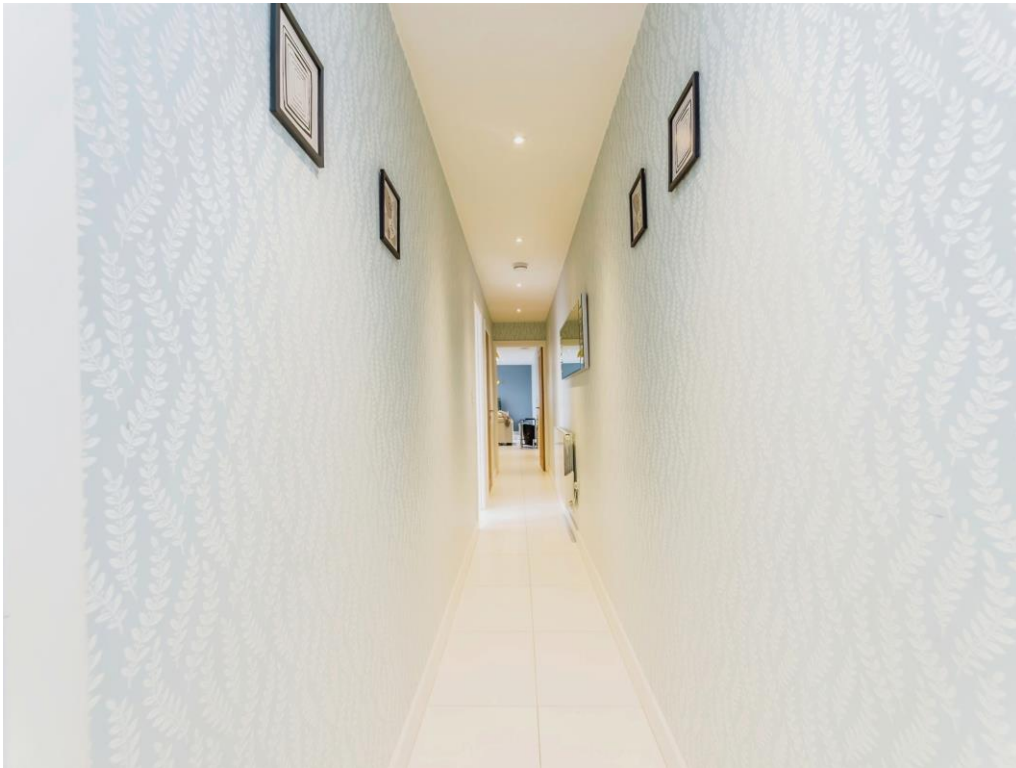


Connells

Phoenix House Cantelupe Road
East Grinstead

Phoenix House Cantelupe Road East Grinstead RH19 3BE

for sale guide price
£285,000 - £300,000



Property Description

Connells are delighted to present to the market this truly unique luxury Penthouse apartment, located in the heart of East Grinstead Town Centre. This top floor apartment has plenty to offer and would make the perfect first-time purchase. Internally, there is a large entrance hall, leading through to the open plan living accommodation, the lounge is a good size with floor to ceiling bi-fold doors, accessing a large balcony. The living area is open plan and gives access to a fully fitted kitchen, with a range of integrated appliances and a breakfast bar. This is a fantastic area to host and entertain. There is also a master bedroom with fully fitted wardrobes and a second balcony with floor to ceilings bi fold doors from the bedroom for access to this, flooding the room with light. The property further benefits from a reception room, which could be used as a bedroom or home office. The accommodation is complete with a modern family bathroom with both bath and shower facilities. Externally, the property has a secure allocated parking space, whilst the block itself as lifts and stairs to all floors and a secure telephone entry system. Centrally positioned, there is unrivalled access to local shops, bars and restaurants. There is also easy access to a range of transport links including the train station. INTERNAL VIEWING IS HIGHLY ADVISED.

Communal Entrance

Telephone entry system. Lift and stairs to all floors.

Entrance Hall

With doors to all rooms. Telephone entry system. Spotlights, power points and tiled floor.

Lounge

10' 9" x 18' 4" (3.28m x 5.59m)

With patio door to the side. TV point, air conditioning, power points and tiled floor.

Kitchen

10' 9" x 9' 9" (3.28m x 2.97m)

Range of wall and base units with work tops over incorporating sink and drainer with mixer tap. Electric eye-level oven, electric hob with extractor over. Built-in microwave, fridge, and freezer. Built-in washing machine and dishwasher. Breakfast bar area, power points and tiled floor.

Bedroom 1

7' 3" x 14' 9" (2.21m x 4.50m)

Bi-fold doors to side leading to balcony. Built-in wardrobes, air conditioning, power points and tiled floor.

Bedroom 2

6' 6" x 8' 4" (1.98m x 2.54m)

With built-in wardrobes, power points and laminate flooring.

Bathroom

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

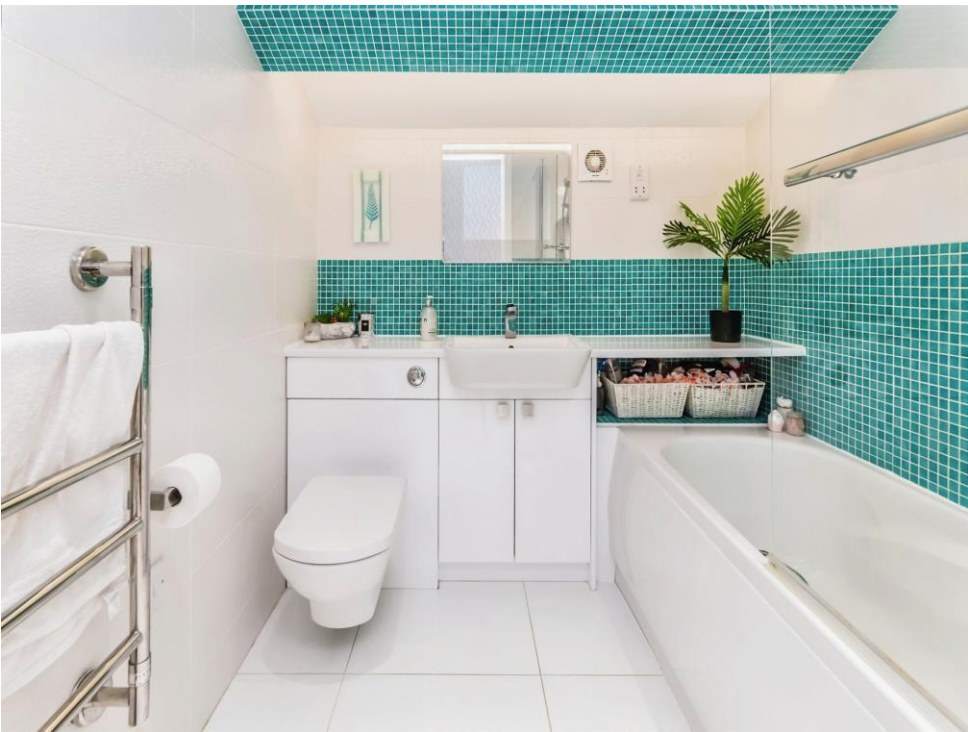
Large Balcony

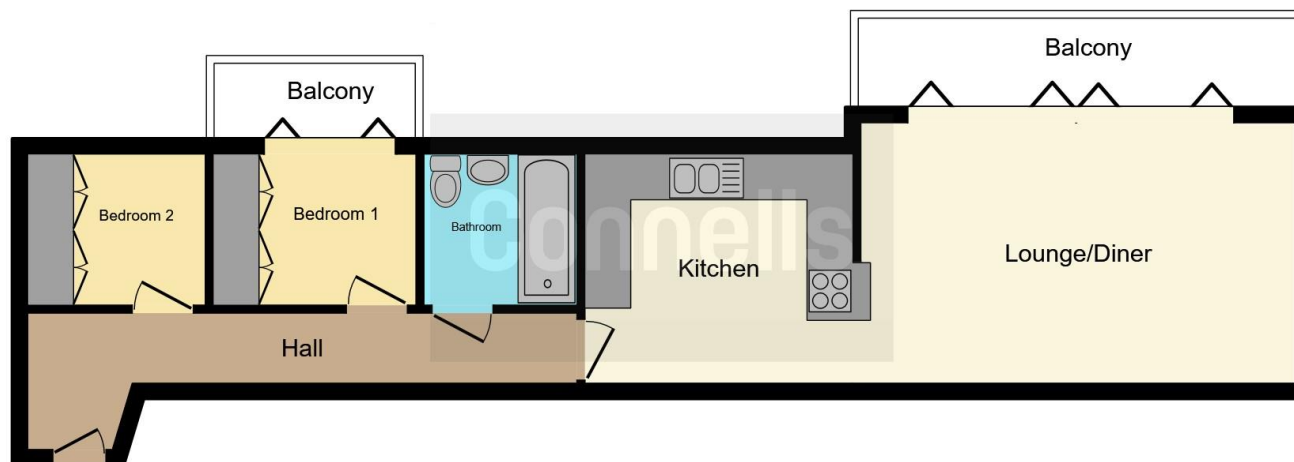
Accessed via the lounge with seating area overlooking the development.

Parking

1 x allocated parking space with gated access.







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
 EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1836.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404766

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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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Property Ref: EGR404766 - 0004