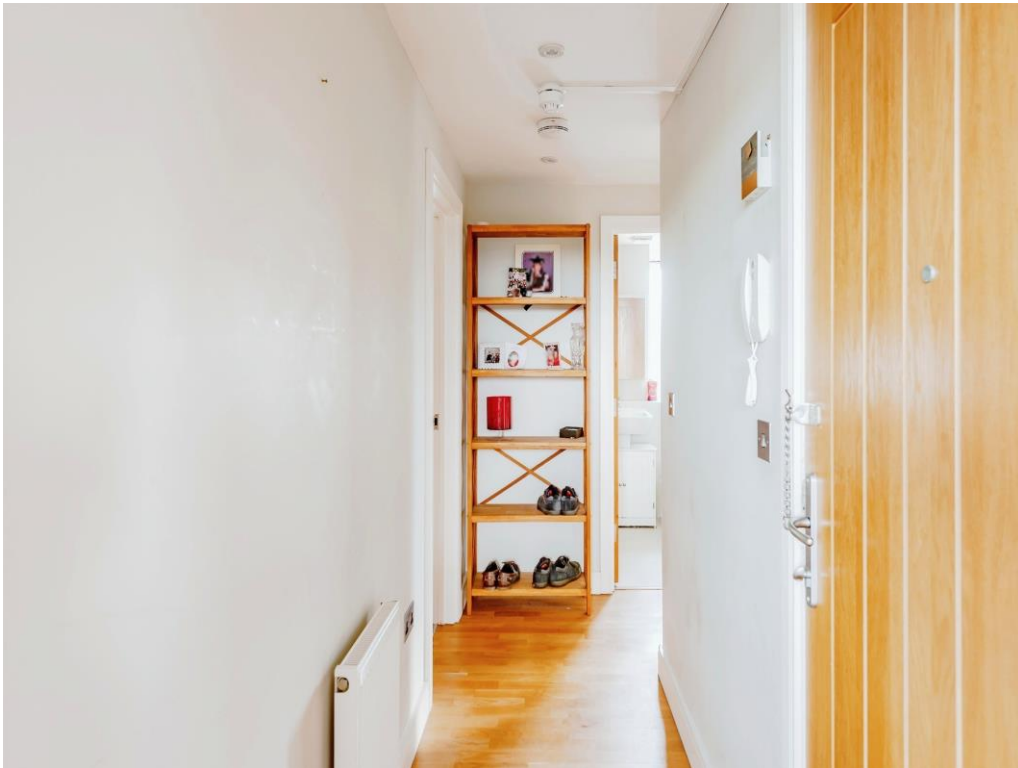




**Connells**

Elizabeth House Christopher Road  
East Grinstead



## Property Description

Connells are pleased to present to the market this stunning two double bedroom top floor apartment, situated in this convenient apartment, in the heart of East Grinstead Town Centre. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property has a large entrance hall with built in storage. This leads through to an open plan living accommodation with a spacious lounge area with patio doors to the side, flooding the room with light. Being open plan, this leads through to a dual aspect kitchen with a range of integrated appliances and ample work top and storage space. There are two double bedrooms and a modern family bathroom with both bath and shower facilities. Externally there is a balcony stretching the length of the flat with idyllic views, and an allocated off-street parking space to the rear. Whilst the block itself, has a secure telephone entry system. Located in the heart of the town centre, there is superb access to local shops, restaurants and the mainline train station.

## Communal Entrance

Telephone entry system. Stairs to all floors.

## Entrance Hall

Telephone entry system. Storage cupboard and power points.

## Lounge

16' 6" x 13' max ( 5.03m x 3.96m max )

With patio door to the rear. TV point, radiator and power points.

## Kitchen

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

Dual aspects with windows to the front and side. Range of wall and base units with worktops over incorporating sink with mixer tap. Electric oven and gas hob with extractor over. Built-in fridge freezer and dishwasher. Plumbing for washing machine. Part-tiled walls, power points and laminate flooring.

## Bedroom 1

11' x 11' 2" ( 3.35m x 3.40m )

With window to the rear. Radiator, power points and fitted carpet.

## Bedroom 2

11' 1" x 11' 9" ( 3.38m x 3.58m )

Dual aspect with windows to the side and rear. Radiator, power points and fitted carpet.

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin, bath with mixer tap with shower over and vanity screen. Heated towel rail, tiled walls and tiled floor.

## Balcony

With seating area.

## Parking

1 x 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)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404731](http://connells.co.uk/Property/EGR404731)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2016. 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: EGR404731 - 0004