



Connells

St. James Road
East Grinstead



Property Description

Connells are pleased to present to the market this modern one double bedroom ground floor flat, situated in the heart of East Grinstead Town Centre. Presented to the market with no onward chain, this would make an ideal first time or investment purchase. The property is accessed by its own front door, and internally, the property comprises of a open plan living space, with the kitchen to the side, offering ample work top and storage space, and further space for a range of modern appliances and white goods. To the rear of the property there is a spacious double bedroom and a modern bathroom with modern shower facilities. Externally, the property benefits from an allocated off road parking space. Located in the heart of East Grinstead, there is superb access to the mainline train station and a range of shops, supermarkets and restaurants.

Front Patio

With path to front door.

Lounge

13' x 15' 8" (3.96m x 4.78m)

With window and door to the rear. TV point, radiator, power points and laminate flooring.

Kitchen Area

Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric oven and gas hob with extractor over. Built-in fridge freezer, built-in dishwasher and wash machine. Part-tiled walls, tiled floor and power points.

Bedroom 1

11' 8" x 9' 8" (3.56m x 2.95m)

With window to the side. Radiator, power points and laminate flooring.

Bathroom

With window to the side. Suite comprising low level WC, wash hand basin, shower unit with shower overhead. Part-tiled walls and tiled floor.

Parking

1 x allocated off road parking space to the rear.







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
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404783

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. 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.

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