



Connells

Wonham Place  
GODSTONE





## Property Description

Connells are pleased to present to the market this well presented and larger than average, two-bedroom ground floor apartment, situated in a semi-rural location between the villages of Godstone and South Godstone. Internally, the property comprises of a large and inviting entrance hall with built in storage. To the rear of the property is a spacious double aspect lounge/diner with patio doors to the rear. To the rear, there is also a well-equipped kitchen, offering a range of built in appliances and space for further modern appliances. In addition to this, there is a spacious master bedroom with a particularly modern en suite boasting a double width walk in shower. There is also an equally spacious second double bedroom and a white suite family bathroom. Externally, the property benefits from a parking space and a private patio to the situated. Situated in this stunning private gated development, the property is set within beautifully maintained grounds and gardens. Situated on the outskirts of the semi-rural village of South Godstone, the property is within a mile of South Godstone station, ideal for first time buyers.

## Path To Door

## Entrance Hall

With doors to all rooms. Storage cupboard, power points and laminate flooring.

## Lounge

12' 9" x 14' 4" ( 3.89m x 4.37m )

Dual aspect with patio door to rear and window to side. TV point, radiator, power points and laminate flooring.

## Kitchen

12' 7" x 6' 5" ( 3.84m x 1.96m )

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Eye-level electric oven and gas hob with extractor over. Built-in fridge freezer and dishwasher. Plumbing for washing machine. Radiator, power points, part-tiled walls and tiled floor.

## Bedroom 1

16' 4" x 9' 3" ( 4.98m x 2.82m )

With window to the rear. TV point, radiator, power points and fitted carpet.

## En Suite

Low level WC, wash hand basin and vanity unit. Double width walk-in shower with shower overhead. Heated towel rail, storage cupboard, tiled walls and tiled flooring.

## Bedroom 2

12' 4" max x 11' 6" max ( 3.76m max x 3.51m max )

With windows to the front. Radiator, power points and laminate flooring.

## Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with taps. Heated towel rail, storage cupboard, part-tiled walls and tiled floor.

## Private Rear Garden

With patio to the rear.

## Communal Grounds

Surrounding block with areas of lawn and mature bushes.

## Parking

Two unallocated spaces.















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/EGR404447](http://connells.co.uk/Property/EGR404447)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2003. 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: EGR404447 - 0002