



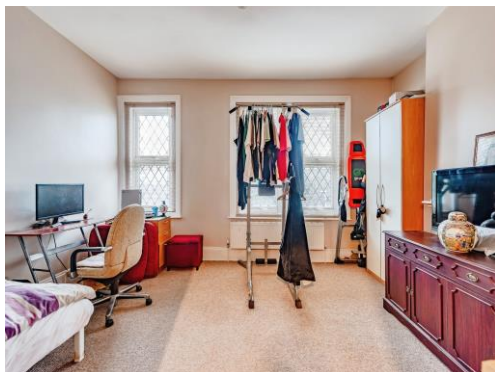
**Connells**

Station Road  
East Grinstead



# Station Road East Grinstead RH19 1DJ

for sale guide price  
**£180,000**



## Property Description

Connells are pleased to bring to the market this spacious one double bedroom first floor apartment located in the heart of East Grinstead. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property benefits from an entrance hall, there is a spacious lounge to the front spanning the full width of the property. There is also a well-proportioned kitchen, which boasts a superb range of storage and work top space, as well as space for a range of white goods. To the rear, there is also a double bedroom and a white suite bathroom with a double shower unit. Externally, there is an allocated parking space to the rear. Whilst the block itself has secure telephone entry. Located in the heart of East Grinstead, there is unrivalled access to the town centre and main line train station.

## Communal Entrance

## Entrance Hall

Fitted carpet.

## Lounge

13' 6" x 16' ( 4.11m x 4.88m )

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

## Kitchen

13' 2" x 6' 5" ( 4.01m x 1.96m )

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Electric oven and gas hob with extractor over. Space for fridge freezer and plumbing for washing machine. Radiator, power points, part-tiled walls and tiled floor.

## Bedroom 1

11' 8" x 8' 8" ( 3.56m x 2.64m )

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

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and double shower with shower over. Heated towel rail, tiled walls and tiled floor.

## Parking

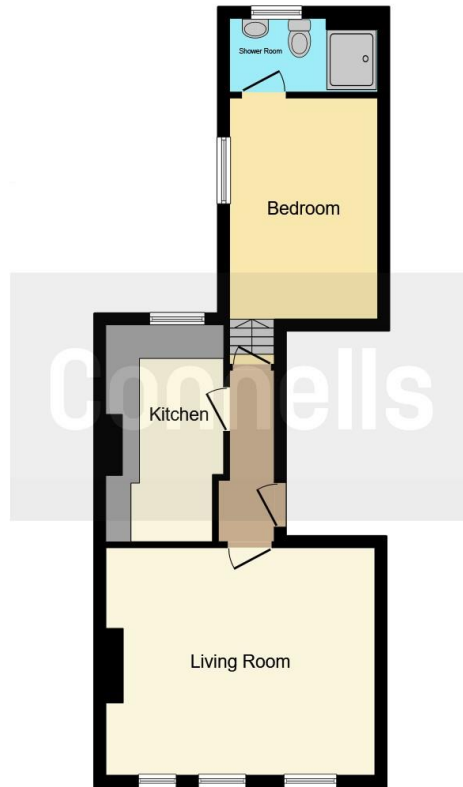
One space to rear











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](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/EGR404891](http://connells.co.uk/Property/EGR404891)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: EGR404891 - 0004