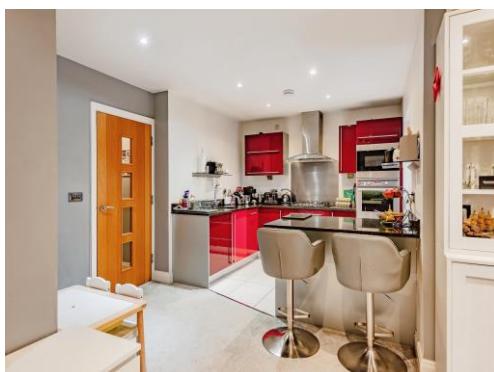




Connells

Chartwell Court London Road
East Grinstead



Property Description

GUIDE PRICE: £270,000 - £280,000. Connells are pleased to present to the market this stylish two-bedroom executive apartment, situated in East Grinstead town centre. The property offers fantastic accommodation throughout and would make an ideal first-time purchase. Internally, the property comprises of an entrance hall leading through to the open plan living accommodation. There is a spacious lounge and a modern well-equipped kitchen, with a bar area, creating the perfect space to host and entertain between the two rooms. The kitchen offers a range of integrated appliances with space for further modern appliances. There are two double bedrooms, both benefiting from built in wardrobes with sliding mirrored doors. The master bedroom boasts a modern en-suite shower room too. The accommodation is complete with a fantastic family bathroom, offering both bath and shower facilities. The development offers a gated entrance with communal grounds and an allocated parking space, alongside a secure telephone entry system with stairs and lifts to all floors. The apartment is centrally located for access to the town centre, mainline train station and a range of shops, cafes and restaurants.

Communal Entrance

Telephone entry system and stairs and lifts to all floors.

Entrance Hall

With doors leading to all rooms. Cupboard and fitted carpet.

Lounge

18' x 14' 6" (5.49m x 4.42m)

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

Kitchen

9' 2" x 10' 4" (2.79m x 3.15m)

With Juliette Balcony to side. Range on wall and base units with workshops over incorporating sink with mixer tap. Breakfast bar. Built-in eye-level oven, built-in microwave and gas hob with extractor over. Built-in fridge, freezer, dishwasher and washer/dryer. Tiled floor and power points.

Bedroom 1

8' 8" x 13' 1" (2.64m x 3.99m)

With window to the side. Fitted wardrobe with mirror doors. Radiator, power points and fitted carpet.

En Suite

Suite comprising low level WC, wash hand basin and shower unit with shower over. Heated towel rail, part-tiled walls and tiled floor.

Bedroom 2

8' 2" x 10' 9" (2.49m x 3.28m)

With window to the side. Fitted wardrobe with mirror doors. Radiator, power points and fitted carpet.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment. Heated towel rail, part-tiled walls and tiled floor.

Communal Garden

Laid to lawn.

Parking

Gated entrance with one 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

To view this property please contact Connells on

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90 London Road
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EPC Rating: B

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/EGR403594) [connells.co.uk/Property/EGR403594](http://www.connells.co.uk/Property/EGR403594)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2009. 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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