



Connells

Suva Court London Road
East Grinstead

Suva Court London Road East Grinstead RH19 1QD

for sale guide price
£260,000



Property Description

GUIDE PRICE: £260,000 - £280,000. Connells are pleased to present to the market this spacious and well-presented two double bedroom apartment, situated in the heart of East Grinstead. The property is presented to the market with no onward chain and would make an ideal first-time purchase. Internally, the property comprises of an entrance hall with storage space. There is a double aspect lounge/diner with views over the front of the development, the kitchen is separate and boasts a range of fitted appliances and ample work top and storage space. In addition to this, there is a large master bedroom with built in wardrobes, and an en-suite with a modern shower unit. There is also an equally spacious second double bedroom, also with built in wardrobes. The accommodation is complete with a modern bathroom, with a modern shower unit. Externally, the property has an allocated parking space to the rear behind gates. Located in this convenient residential location, you are within easy reach of the town centre and mainline train station. There is also local shops and Ofsted rated primary and secondary schools close by.

Front Garden

Communal front garden leading to communal entrance with telephone entry point and stairs to all floors.

Entrance Hall

Doors to all rooms. Telephone entry point. Storage cupboards, radiator, power points and fitted carpet.

Lounge/Diner

22' x 11' 2" (6.71m x 3.40m)

Dual aspect with bay window to the front and window to the side. TV point, radiator, power points and fitted carpet.

Kitchen

12' 3" x 7' 1" (3.73m x 2.16m)

With window to the front. 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 dishwasher, fridge freezer, washer/dryer and microwave. Radiator, power points and tiled floor.

Bedroom 1

13' 6" x 9' 9" (4.11m x 2.97m)

With window to the front. Built-in wardrobes with sliding mirror doors. Radiator, power points and fitted carpet.

En Suite

Suite comprising low level WC, wash hand basin and panel enclosed bath with mixer tap, shower over and vanity screen. Heated towel rail and tiled floor.

Bedroom 2

12' 4" x 6' 9" (3.76m x 2.06m)

With window to the front. Built-in wardrobes with sliding doors. Radiator, power points and fitted carpet.

Bathroom

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

Rear Garden

Communal rear garden

Parking

1 x allocated parking space to the rear and visitor bays.







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
 EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2406.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404959

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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