



Connells

Kiln House Fosters Place
East Grinstead

Kiln House Fosters Place East Grinstead RH19 1EX

for sale guide price
£240,000



Property Description

Nestled in a sought-after location just moments from East Grinstead's charming town centre, Kiln House offers the perfect blend of contemporary living and convenience. This beautifully presented apartment is situated on the first floor of a well-maintained modern development, ideal for first-time buyers, professionals, or those seeking a buy-to-let investment.

Step inside to discover a bright and spacious open-plan living area, complemented by stylish finishes and plenty of natural light. The modern fitted kitchen features sleek cabinetry and integrated appliances, making it both functional and visually appealing. The well-proportioned double bedroom provides a peaceful retreat, while the bathroom is tastefully finished with a clean, modern design. Additional benefits include secure entry, allocated parking, and proximity to East Grinstead railway station - offering direct services to London. With local shops, cafés, and green spaces just a short walk away, this property truly delivers on lifestyle and location.

Entrance Hall

With doors leading to all rooms and storage cupboard.

Lounge/Diner/Kitchen

15' 7" max x 22' 9" (4.75m max x 6.93m)

Open plan living space incorporating modern kitchen, fitted in 2020, with built-in appliances and LED switched lighting along the kickboard and under the cabinets. Several power points and radiator.

Bedroom 1

10' 5" x 11' 3" (3.17m x 3.43m)

Generous sized bedroom with several power points and radiator.

En Suite

Suite comprising low level WC, hand basin and fitted shower.

Bedroom 2

11' 4" x 8' 5" (3.45m x 2.57m)

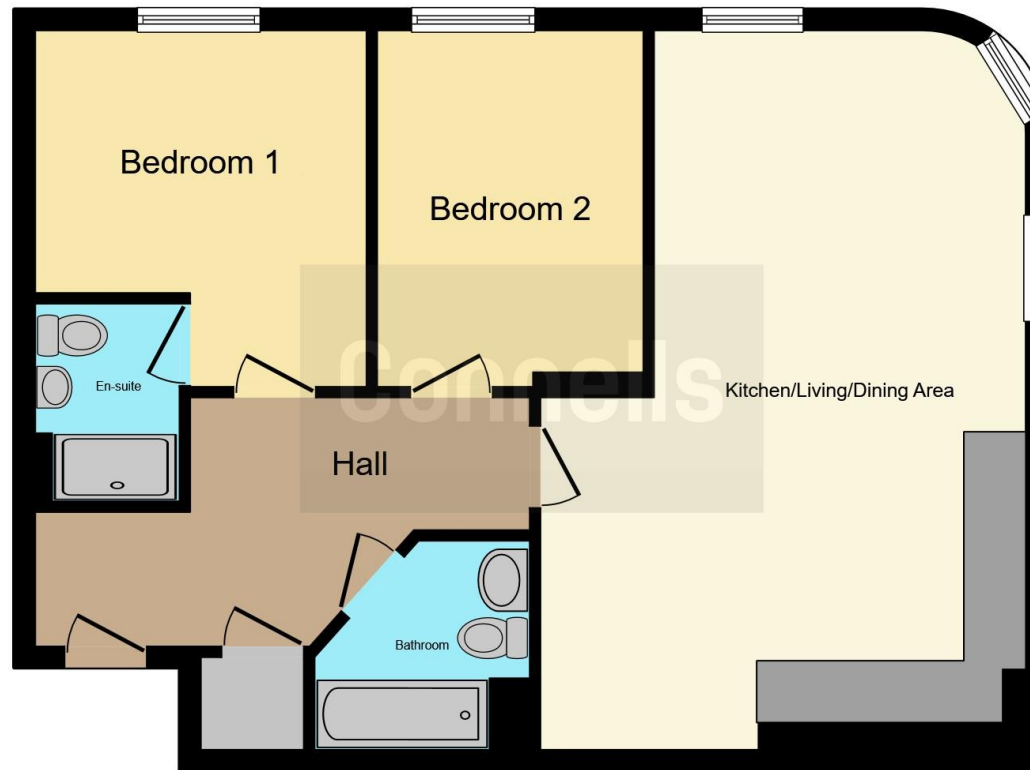
Double bedroom with several power points and radiator looking out onto the street.

Bathroom

Modern fitted bathroom with heated towel rail.







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:
 2588.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405040

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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