



Connells

Cantelupe Road  
East Grinstead





### Property Description

Nestled in a sought-after location just a short stroll from East Grinstead town centre and mainline station, this well-presented one-bedroom maisonette offers a perfect blend of comfort, convenience, and outdoor space.

Occupying the ground floor of a period conversion, the property boasts its own private entrance and features a bright and airy living area, a well-equipped kitchen, a spacious double bedroom, and a well-kept bathroom. The home benefits from neutral decor throughout, making it move-in ready for first-time buyers, downsizers, or investors alike.

One of the standout features of this delightful home is the private garden - ideal for relaxing, entertaining, or enjoying a bit of gardening. Additionally, the property comes with allocated off-road parking, a rare asset in such a central location.

With local shops, cafes, and transport links just minutes away, this property offers peaceful living with everything you need right on your doorstep.

### Bedroom 1

11' 2" x 11' 9" ( 3.40m x 3.58m )

Generous sized bedroom overlooking the front of the property.

### Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

### Rear Garden

Well maintained rear garden with access to allocated parking space through the rear.

### Parking

Driveway to rear with allocated parking and gate to rear garden.



### Lounge

12' 4" x 12' 5" ( 3.76m x 3.78m )

Spacious lounge overlooking rear garden with several power points.

### Kitchen

8' 9" x 9' 8" ( 2.67m x 2.95m )

Well-kept galley kitchen overlooking the rear garden.













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)

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90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405038](http://connells.co.uk/Property/EGR405038)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Mar 2023. 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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Property Ref: EGR405038 - 0003