



Connells

White Lion Close
East Grinstead

White Lion Close East Grinstead RH19 1UD

for sale guide price
£225,000 - £240,000



Property Description

GUIDE PRICE £225,000 - £240,000. Situated in the heart of East Grinstead, this well-presented two-bedroom flat offers stylish, convenient living just moments from the town's shops, restaurants, and transport links. Tucked away in the sought-after White Lion Close, the property combines a peaceful residential setting with unbeatable central access.

Inside, the flat features a spacious open plan living and dining area with plenty of natural light and a contemporary fitted kitchen. Both bedrooms are well-proportioned, with the main bedroom offering built-in storage. The modern bathroom is sleek and fully tiled.

Additional benefits include allocated parking, secure entry, and proximity to East Grinstead train station-ideal for commuters heading to London. This is a perfect home for professionals, first-time buyers, or those looking to downsize without compromising on location.

Entrance Hall

Large entrance hall with storage along the side.

Lounge/Kitchen

25' 8" x 13' 5" (7.82m x 4.09m)

Modern open plan living space with kitchen area incorporating built-in appliances and large window looking over the front of the property.

Bedroom 1

13' 1" x 12' 11" (3.99m x 3.94m)

Generous bedroom with fitted carpet and plug points with window overlooking the front of the property.

Bedroom 2

12' 10" x 8' 9" (3.91m x 2.67m)

With window overlooking the front of the property making it light and airy. Fitted carpet and several plug points.

Bathroom

Modern family bathroom with extractor fan.

Parking

Secured gated parking with 1 x 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
 EAST GRINSTEAD RH19 1EP

EPC Rating: E Council Tax
 Band: B

Service Charge:
 2044.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405029

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2016. 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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