



Connells

Rudge House Cantelupe Road
EAST GRINSTEAD



Property Description

Situated on the top floor of the popular and modern Rudge House development, this spacious and well-maintained two-bedroom, two-bathroom flat offers comfortable and convenient town centre living with the added benefit of allocated parking. The accommodation includes a bright open-plan kitchen and living area, two generous double bedrooms - one with a private en-suite shower room - and a modern family bathroom. The property is neutrally decorated and ready for immediate occupation, with scope for personal touches. Prime location puts all town centre amenities, shops, cafes, and East Grinstead's mainline station within easy walking distance.

This low-maintenance property is ideal for first-time buyers, professionals, investors, or anyone looking for a conveniently located home with excellent amenities on the doorstep.

Entrance Hall

With doors leading to all rooms and telephone entry system.

Lounge

16' x 12' 4" (4.88m x 3.76m)
Spacious lounge leading on to open plan kitchen with beautiful views.

Kitchen Area Dimensions

11' 2" x 6' 2" (3.40m x 1.88m)



Bedroom 1

14' 6" x 7' 8" (4.42m x 2.34m)

Large bedroom with several power points looking over the car park.

En Suite

Up to date en suite with shower, low level WC and wash hand basin.

Bedroom 2

12' 6" x 6' 8" (3.81m x 2.03m)

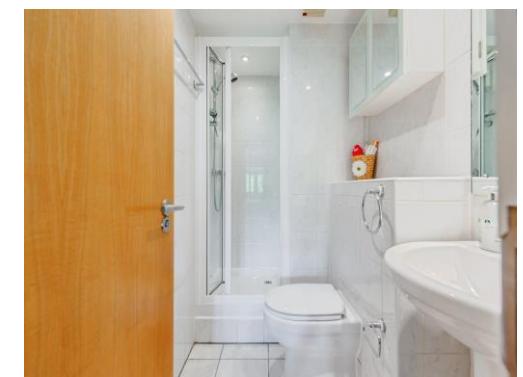
With built-in storage and several power points.

Bathroom

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

Parking

Allocated parking







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: D

Council Tax
Band: C

Service Charge:
1370.00

Ground Rent:
Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/EGR405075](http://www.connells.co.uk/Property/EGR405075)

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 2005. 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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