



Connells

Hanover House 84-86 Moat Road
EAST GRINSTEAD

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for sale
£300,000



Property Description

A beautifully presented period conversion flat ideally located in the heart of East Grinstead town centre, just a short walk from the mainline station. This charming property perfectly blends character features with modern living, offering two generous double bedrooms, both with their own en suites.

The home benefits from its own private garden, ideal for relaxing or entertaining, as well as access to a communal garden. With spacious accommodation throughout and all local amenities on your doorstep, this property makes for the perfect home for professionals, downsizers, or commuters alike.

Entrance Porch

Lounge

15' 5" x 10' 6" (4.70m x 3.20m)

Kitchen

9' 7" x 5' 9" (2.92m x 1.75m)

Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

With doors leading to rear garden.

Bedroom 1

10' 5" x 9' 4" (3.17m x 2.84m)

En Suite

Bedroom 2

11' 7" x 7' 1" (3.53m x 2.16m)

En Suite

Parking

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: D Council Tax
 Band: A

Service Charge:
 1320.00

Ground Rent:
 500.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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