



Connells

Birch House Birch Grove
Felbridge East Grinstead



Property Description

Situated in a quiet and highly desirable road in Felbridge, this superb two-bedroom first floor flat offers bright, modern accommodation and a peaceful setting. The property enjoys a generous open-plan kitchen/living/dining area, creating a social and contemporary space that's perfect for everyday living and entertaining.

Both bedrooms are well-proportioned, complemented by a stylish bathroom and plenty of natural light throughout. Externally, the property benefits from allocated parking and a well-kept communal environment, with easy access to countryside walks, local shops and convenient transport links.

Available on a 50% shared ownership basis with the option to staircase to 100%, this is a fantastic opportunity to secure a quality home in a sought-after location.

Bathroom

Allocated Parking



Entrance Hall

Kitchen/Living/Dining Room

16' 10" x 15' 2" (5.13m x 4.62m)

Bedroom 1

15' 2" x 12' 10" (4.62m x 3.91m)

Bedroom 2

12' 10" x 7' 8" (3.91m x 2.34m)







Total floor area 64.5 m² (694 sq.ft.) approx

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.propertybox.io

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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:
 1598.40

Ground Rent:
 200.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/EGR405495) [connells.co.uk/Property/EGR405495](http://www.connells.co.uk/Property/EGR405495)

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 2009. 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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