



Hilda Dukes Way, East Grinstead

Offers in Region of £230,000

**MANSELL
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Hilda Dukes Way

East Grinstead, East Grinstead

This fantastic one bedroom maisonette sits within a sought after cul-de-sac just a short walk from East Grinstead town centre, mainline train station and local schools. Having the added benefit of allocated parking, private rear garden and solar heating for the water, this property would be ideal for a range of buyers.

The accommodation briefly comprises: storm porch; reception hall with spacious storage cupboard; living/dining room with a large window overlooking the rear garden; modern fitted kitchen with a range of wall and base level units, sink and drainer, 4-ring gas hob, electric fan oven with overhead extractor hood; newly fitted family bathroom with a low-level WC, wash hand basin with vanity and a geometric tiled double shower suite; master bedroom with twin windows to the front aspect as well as built-in wardrobes concludes the accommodation.

Externally, the property further benefits from an allocated parking space to the front of the property with a private rear garden that is mostly laid to artificial lawn with a useful garden storage shed.





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East Grinstead, East Grinstead

Lease - New 125 year lease upon completion

Service charge - £1,359.36 pa

Ground rent - £200pa

Council Tax band: B

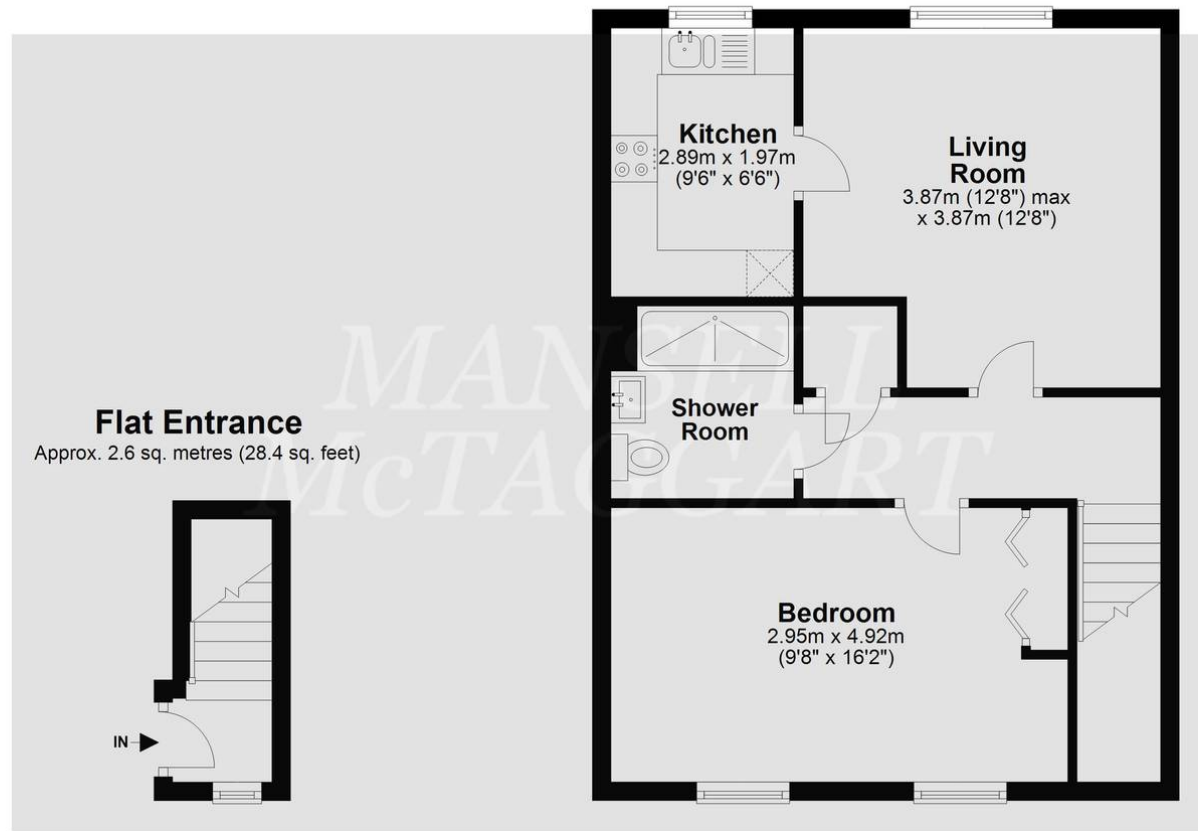
Tenure: Leasehold

- One bedroom maisonette
- Modernised throughout
- Constructed in 2009
- No onward chain!
- Allocated parking
- Private rear garden
- Close proximity to local schools
- Walking distance to town centre
- New 125 year lease upon completion!



First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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