



## Wray Close, Ashurst Wood

Guide Price £220,000 – £230,000

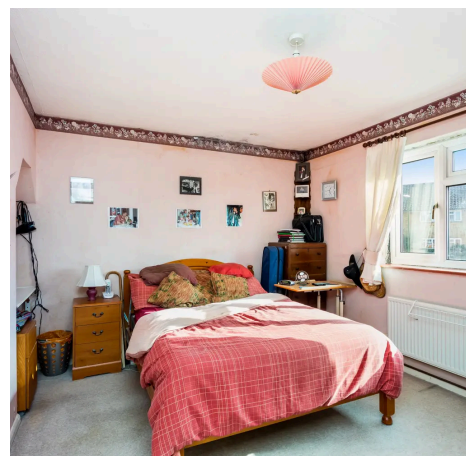
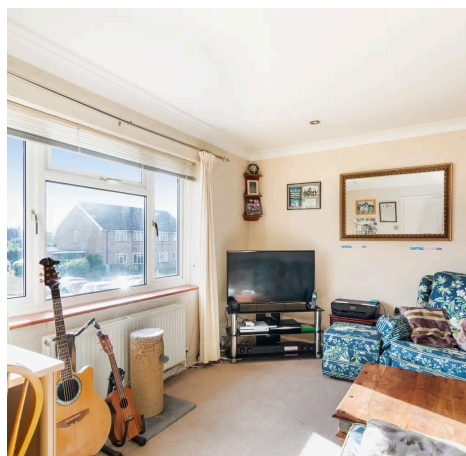
**MANSELL  
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# Wray Close

## Ashurst Wood

A spacious and well presented, two double bedroom, first floor maisonette situated in a popular area within easy reach of East Grinstead town centre and train station. This property offers a large communal garden and provides over 750sq ft of generously proportioned accommodation throughout.

The accommodation briefly comprises: storm porch; stairs leading to the main entrance; entrance hallway with storage cupboard and doors branching to all other rooms; living/dining room with a view to the front aspect and a TV point; fitted kitchen/breakfast room with a range of wall and base level units, roll top work surfaces, sink and drainer, double electric oven with 4-ring hob and overhead extractor fan; master bedroom with fitted wardrobes and plenty of space for free-standing furniture; double guest bedroom with built-in wardrobe and a view over the communal gardens; tiled family bathroom with low-level WC, wash hand basin, heated towel rail, bath with overhead shower and glass screening completes the accommodation.





## Wray Close

### Ashurst Wood

Externally, the property has use of a large communal garden area which is mainly laid to lawn with a variety of shrubs, trees and flowering plants bordering. The current owners also have their own garden shed with ample amounts of storage space.

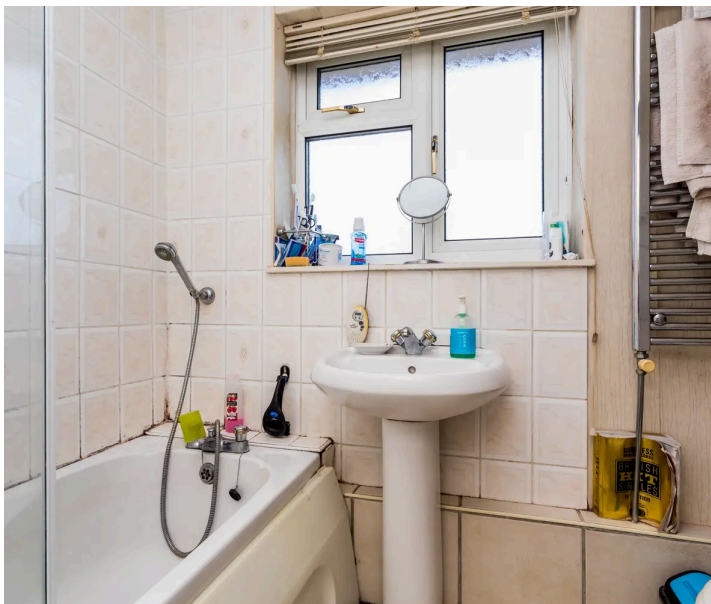
Lease remaining - 92 years

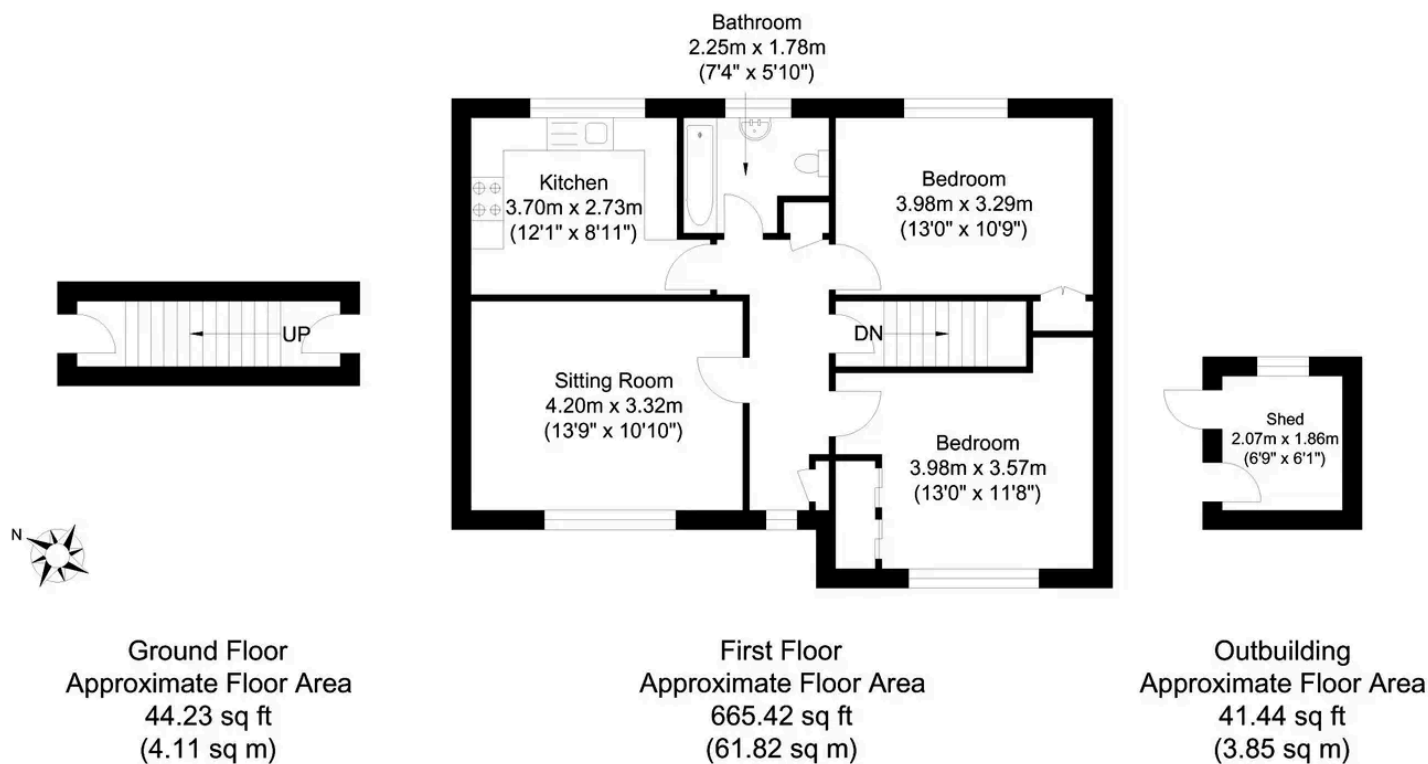
Service charge - £294.43

Council Tax band: C

Tenure: Leasehold

- 2 bedrooms
- Maisonette
- 751sq ft of living space
- Living/dining room
- Fitted kitchen/breakfast room
- Family bathroom with overhead shower
- Communal gardens
- Close proximity to mainline station
- Walking distance to local schools
- Striking distance of both East Grinstead and Forest Row





Approximate Gross Internal Area = 69.78 sq m / 751.10 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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