



## Martyns Place Fairfield Road, East Grinstead

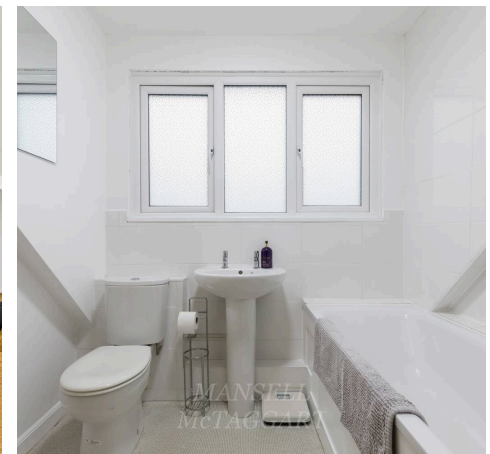
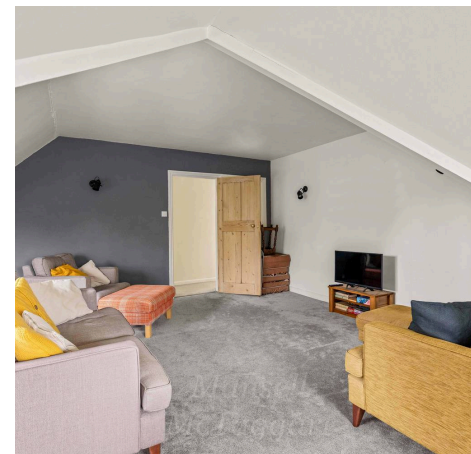
Offers in Region of **£290,000**

**MANSELL  
McTAGGART**  
Trusted since 1947



A stunning and extremely well proportioned apartment with history dating back to the early 1900's, this property underwent a sympathetic conversion to nine properties over 30 years ago and still boasts a wealth of Edwardian features, including high ceilings and large windows to create light and airy living space totalling 906 sq ft. Situated in an enviable location overlooking woodland, Martyns Place is conveniently located within easy walking distance of East Grinstead town centre and local shops.

The living accommodation briefly comprises: entrance hall with loft ladder access to the partially boarded loft; family bathroom with a WC, wash hand basin and bath with overhead shower; double guest bedroom with front aspect views; fitted kitchen which has a range of wall and base level units, electric oven, 4 gas ring hob, dishwasher, fridge freezer and washing machine; master bedroom with fitted wardrobes and views over the communal gardens. A 25ft dual aspect lounge/dining room completes the living accommodation.







Externally the property is approached via a private drive leading to one allocated parking spaces adjacent to the apartment and a pretty front garden. Rear access is provided to the private garden and extremely well maintained and attractive communal gardens, which are overlooked by the property.

983 years left on the lease

£175 a month service charge

£250 a year ground rent

Council Tax band: D

Tenure: Leasehold

Share of the management company

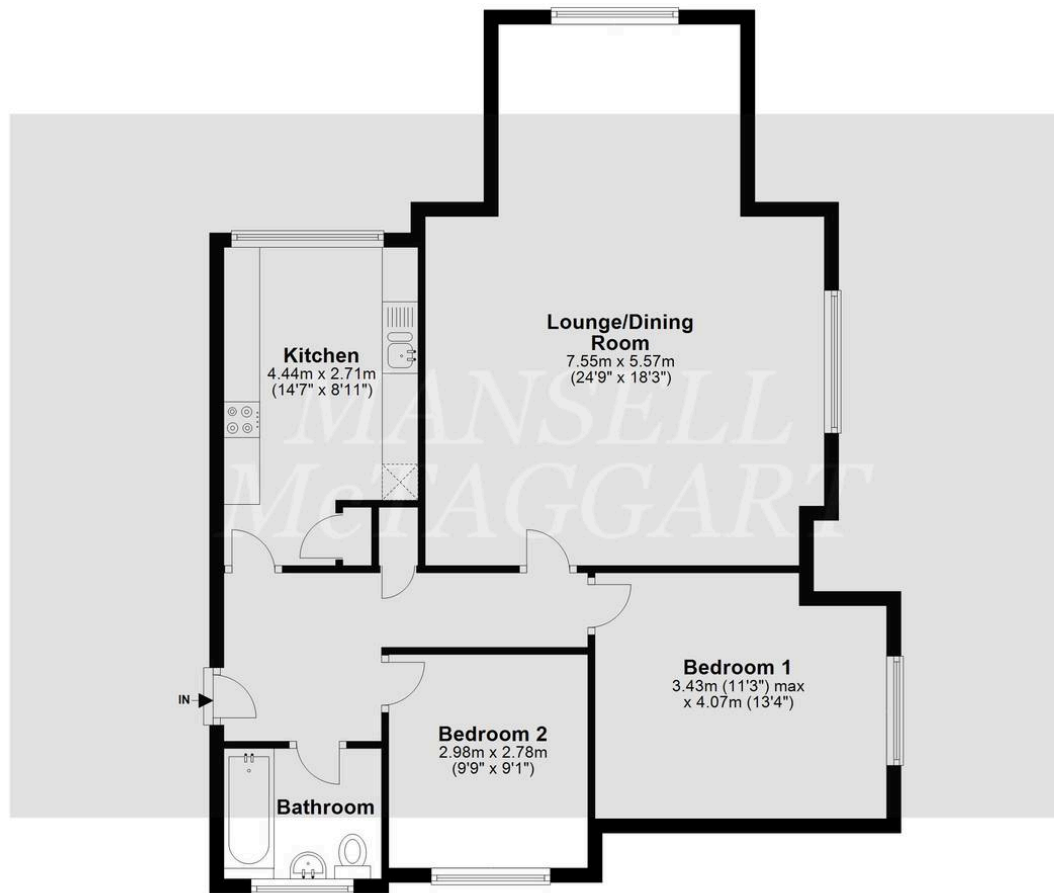
- Top floor apartment
- Over 900 Sq ft of living space
- 25ft living/dining room
- Early 19th century character features
- Two double bedrooms
- Well presented throughout
- Long lease, plus a share of the management company
- 1 allocated parking
- Communal gardens with vast views
- No onward chain!





### Top Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



Total area: approx. 84.2 sq. metres (906.1 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.

## Mansell McTaggart East Grinstead

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