



COLE'S  
ESTATE AGENTS

The Larches  
East Grinstead  
West Sussex  
RH19 3QL

Rental Price **£1,395 pcm**

- QUIET PRIVATE DEVELOPMENT
- SPACIOUS & VERSATILE
- BEDROOM THREE/STUDY
- UNFURNISHED
- AVAILABLE IMMEDIATELY

A spacious second floor apartment in an exclusive private development offering well presented accommodation including living/dining room, kitchen, master bedroom with ensuite bathroom, further bedroom, bedroom three/study and bathroom.

The property is unfurnished and available immediately.



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## ACCOMMODATION

**COMMUNAL ENTRANCE HALL** The property is entered via telecom entry system opening to communal hallway with stairs and lift to second floor. Hallway leading to front door.

**ENTRANCE HALL** Radiator, telephone entry handset, storage/airing cupboard housing hot water tank and slatted shelving area, doors to all bedrooms, bathroom, kitchen and living/dining room.

**LIVING/DINING ROOM** Dual aspect with wooden double glazed windows to front and side. two radiators, television point, satellite point, telephone point, patio doors to front giving access to **BALCONY**.

**KITCHEN** Comprehensive range of wall and base units with contrasting work surfaces incorporating 1.5 bowl sink and drainer with mixer tap, range of Siemens appliances including four ring gas hob, stainless steel cooker hood and extractor fan, built in oven and grill, integrated dishwasher, integrated fridge and integrated freezer, integrated Bosch washing machine, under cupboard lighting, part tiled walls, radiator, tiled flooring downlighters, double glazed window to side.

**MASTER BEDROOM** Wooden double glazed doors to front opening to Juliet balcony, double glazed window to the front, two radiators, built in wardrobes with sliding mirror doors, hanging rails and shelving, telephone point, television point, door to en-suite.

**ENSUITE BATHROOM** Fitted suite comprising tiled panelled bath with mixer taps and shower attachment, vanity unit and top with inset wash hand basin with mixer taps, storage cupboards and low level wc with concealed cistern, shower cubicle with power shower, part tiled walls, radiator, extractor fan, downlighters, shaver point.

**BEDROOM TWO** Double glazed window to front, radiator, built in wardrobe with sliding mirror doors, hanging rail and shelving, telephone point.

**BEDROOM THREE/STUDY** Wooden double glazed window to front, radiator, telephone point.

**BATHROOM** Fitted suite comprising panel bath with shower over, vanity unit and top with inset wash hand basin, storage cupboards and low level wc with concealed cistern, part tiled walls, shaver point, downlighters, extractor fan, radiator.





## FLOOR PLAN

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Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are  
approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes and compass  
bearings before making any decisions  
reliant upon them.



Second Floor

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