



COLE'S
ESTATE AGENTS

The Fallows
Fairfield Road
East Grinstead
West Sussex

Asking Price £325,000

- SECOND FLOOR
- TWO BEDROOMS
- WELL PRESENTED
- RARELY AVAILABLE
- NO ONGOING CHAIN

A rarely available two bedroom retirement property situated within easy reach of the town centre offering well presented accommodation including living room, kitchen, master bedroom with ensuite shower room, bedroom two/dining room and refitted shower room.

The property is offered to the market with no ongoing chain.



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ACCOMMODATION

COMMUNAL ENTRANCE The building is accessed via video entry system opening to communal lounge, lift and stairs to second floor, hallway to front door opening to:

ENTRANCE HALL Downlighters, loft hatch, underfloor heating, large cloaks cupboard and storage cupboard housing water tank, doors to bedrooms, living room and bathroom.

LIVING ROOM/DINING ROOM Patio doors to rear opening to Juliette Balcony enjoying far reaching views towards the Ashdown Forest, downlighters, inset ceiling speakers, underfloor heating, satellite point, television point, telephone point, air purifying vent, glazed door to kitchen.

KITCHEN Range of wall and base units with contrasting granite worksurfaces incorporating stainless steel 1.5 bowl sink with mixer tap, four ring induction hob with stainless steel cooker and extractor fan over, integrated fridge, integrated freezer, integrated slim line dishwasher, integrated washer/dryer, part tiled walls, under cupboard lighting, downlighters, air purifier vent, tiled floor with underfloor heating, double glazed window to rear enjoying far reaching views.

MASTER BEDROOM Double glazed window to rear enjoying far reaching views, downlighters, inset ceiling speakers, underfloor heating, television point, telephone point, air purifier vent, walk in wardrobe with hanging rails and shelving, door to en-suite shower room.

EN SUITE SHOWER ROOM Fitted suite comprising double shower unit with drencher shower head and additional hand held shower unit, vanity unit and top with inset wash hand basin, storage cupboard and low level wc and concealed cistern, fully tiled walls, mirror, wall light with shaver point, heated ladder towel rail, downlighters, air purifier vent.

BEDROOM TWO Double glazed window to rear, underfloor heating, built in double wardrobe with built in hanging rails and shelving, downlighters, inset ceiling speakers and air purifier vent.

SHOWER ROOM Double shower with drencher shower and additional hand held shower unit, vanity unit and top with inset wash hand basin and mixer tap, low level wc and storage cupboards, mirror, wall light with shaver point, heated ladder towel rail, tiled flooring with underfloor heating, downlighters, air purifier vent and fitted storage cupboards.





OUTSIDE

PARKING SPACE Secure, gated and under cover parking area with allocated parking space.

COMMUNAL GARDENS Well maintained communal gardens with various terraces and decking areas.

KEY INFORMATION

Internal Area	807 sq ft
Max Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	B - 82

Remaining Lease	TBC
Maintenance Charges	TBC
Ground Rent	TBC
Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£1,989

VIEWINGS

Viewing by appointment with Cole's Estate Agents East Grinstead -

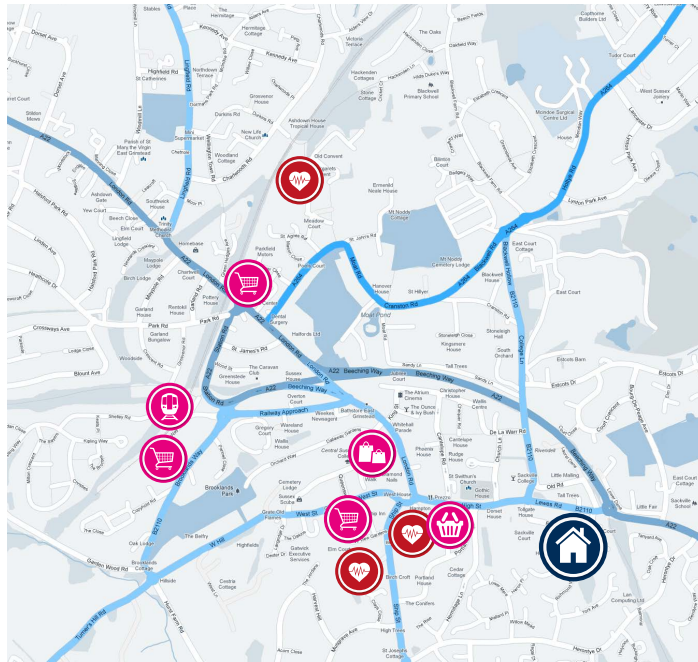
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LOCATION

Situated within walking distance of East Grinstead town centre and picturesque High Street which offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses, boutique shops and recreational facilities. East Grinstead mainline station is also within easy reach and has frequent services to London Victoria, East Croydon, Clapham Junction and London Bridge.

NEARBY



TRANSPORT

Train Station	0.8 miles	Bus Stop	0.1 miles
M25 Motorway	11.3 miles	Local Shops	0.2 miles
Gatwick Airport	9.8 miles	Cinema	0.4 miles
		Hospital	1.0 miles

AMENITIES

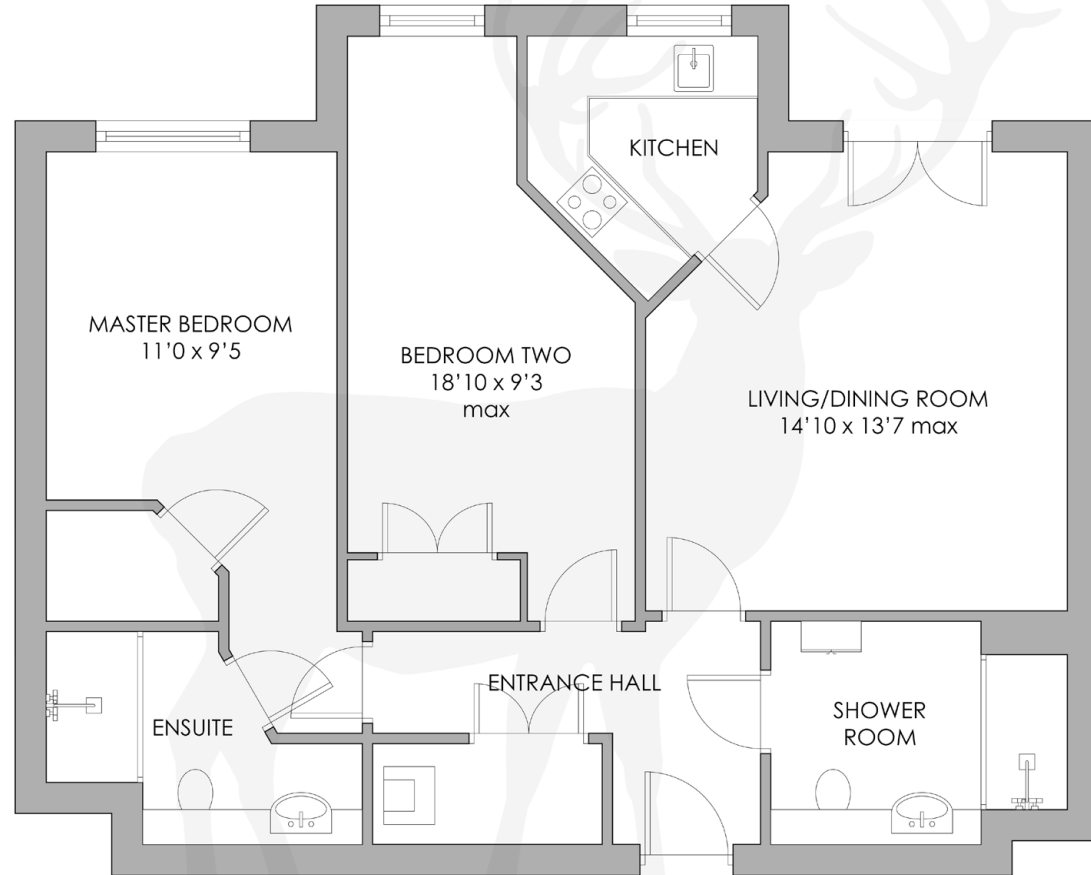
Town Centre	0.3 miles
Supermarket	0.4 miles
Doctors	0.3 miles

LARGER TOWNS

Crawley	10.0 miles
Tunbridge Wells	13.5 miles



FLOOR PLAN



COLE'S ESTATE AGENTS
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.



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