

£75,000

Garnham  
H Bewley

Fairfield Road, East Grinstead



- One Bedroom Retirement Apartment
- On-site Restaurant with Subsidised Prices
- Warden Assisted 24/7
- Launderette
- Communal Lounge
- Second Floor
- Resident Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 44 Fairview Court, Fairfield Road, East Grinstead, West Sussex RH19 4HD

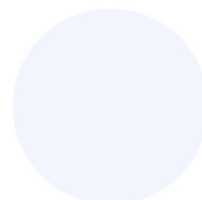
Garnham H Bewley are delighted to offer for sale this fabulous one double bedroom, warden-assisted retirement apartment, which is excellently positioned just a stone's throw from East Grinstead's historic High Street.

This sought-after retirement home has many benefits including estate managers & assistants (24 hour cover), a large communal lounge and function room, resident car parking, domestic assistance and laundry room. Fairview Court allows one hour's domestic duties per week (additional domestic help can be purchased). There is an onsite restaurant with waitress service (open 365 days per year), store rooms for wheelchairs and mobility scooters and guest suites. There is a security entrance system with entry-phone and CCTV linked to each apartment and there are emergency call Careline pull cords/buttons in each room of every apartment and in all communal areas. Fairview Court offers continued independent living within a secure environment.

The apartment itself is located on the second floor (there is an elevator which services all floors). The accommodation comprises of entrance hall with airing cupboard, spacious lounge/dining room and an opening through to the modern kitchen which is fitted in a range of wall and base level units, area of work surface, sink/drain, built in oven and space for kitchen appliances.

The bedroom benefits from built in wardrobes and a window to the front aspect. The bathroom is a particularly generous size with walk-in wet room, low-flush W.C, pedestal wash basin, panel-enclosed bath, vanity unit and non-slip flooring.

The property is offered with no onward chain.



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# Accommodation

## Second Floor Retirement Apartment Entrance Hall

5' 1" x 6' 11" (1.55m x 2.11m)

## Lounge / Diner

10' 8" x 24' 10" (3.25m x 7.57m)

## Master Bedroom

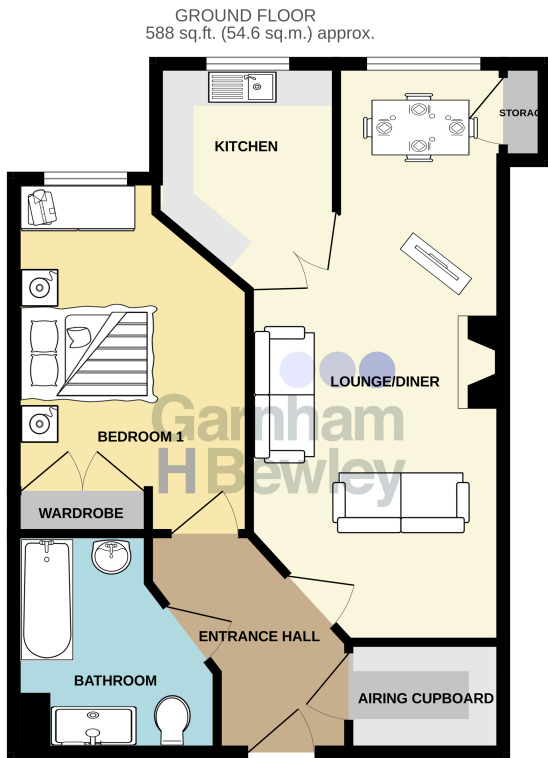
10' 2" x 15' 3" (3.10m x 4.65m)

## Bathroom

8' 1" x 8' 9" (2.46m x 2.67m)

## Airing Cupboard

6' 1" x 3' 11" (1.85m x 1.19m)



44 FAIRVIEW COURT - FLOORPLAN

TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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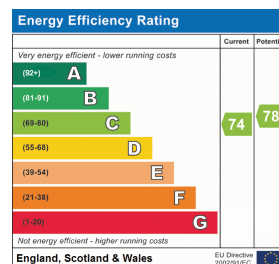


**NEAREST STATIONS:**

East Grinstead Station (0.7 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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