



HUNTERS[®]

HERE TO GET *you* THERE



London Road, East Grinstead, RH19

£180,000



Hunters are pleased to exclusively market this wonderful, one bedroom apartment located in East Grinstead town centre, Currently tenanted, this recently redeveloped property is perfect for landlord investors looking to extend their portfolio.

Situated on the top floor, this property offers peace and quiet along with a good deal of privacy. The open plan kitchen/living room provides plenty of space for cooking, dining, relaxing and entertaining. The modern kitchen has plentiful storage options along with a number of integrated appliances and there's space in the living area for lounge seating and even a small corner currently used as a work at home office.

The bedroom is located across the hallway and despite being height restricted in one area, still provides enough space for a double bed and a large wardrobe. Completing the internal accommodation is a slick, contemporary shower room, fully tiled and equipped. The property benefits from gas central heating and double glazing and externally you will find a pretty communal decking area as well as cycle storage.

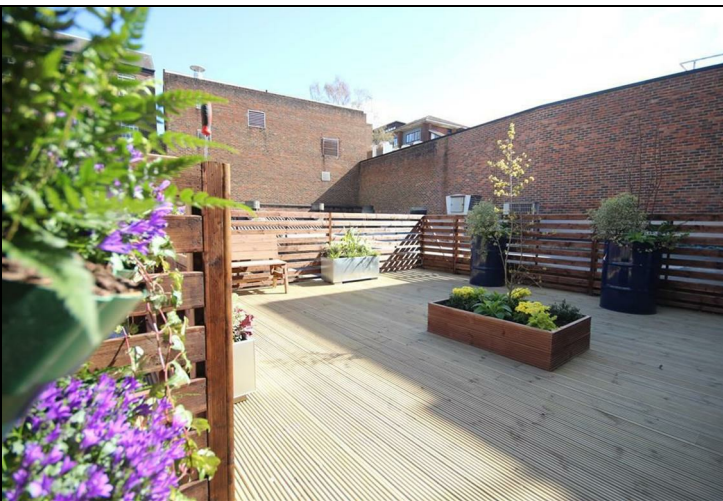
To arrange your viewing call Hunters at your earliest convenience.

127 London Road, East Grinstead, West Sussex, RH19 1EQ | 01342 314156
eastgrinstead@hunters.com | www.hunters.com

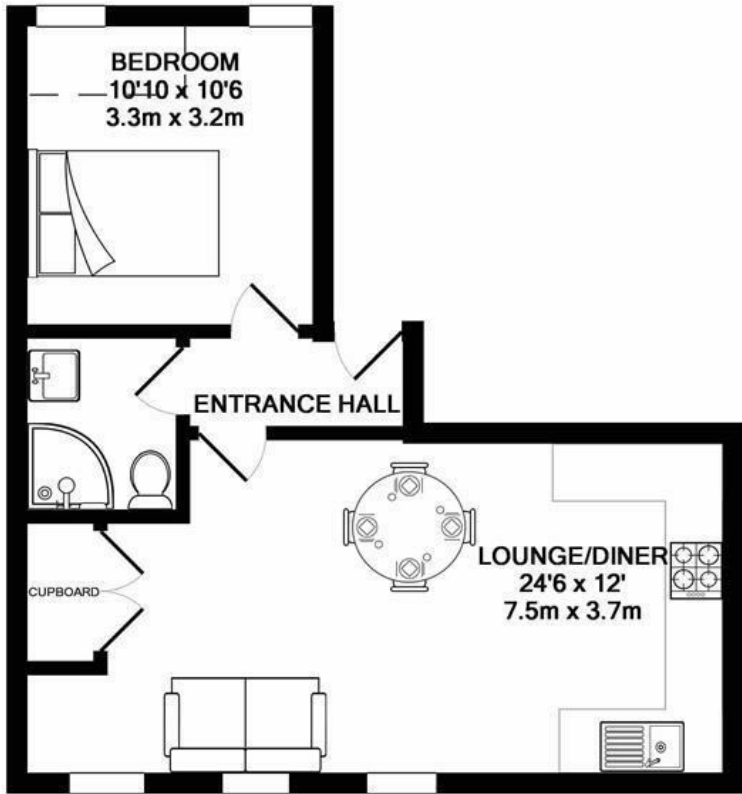


KEY FEATURES

- TOWN CENTRE APARTMENT
 - ONE BEDROOM
 - CONTEMPORARY LIVING
 - MODERN SHOWER ROOM
- COMMUNAL URBAN GARDEN
 - GAS CENTRAL HEATING
 - NO ONWARD CHAIN
 - CURRENTLY TENANTED

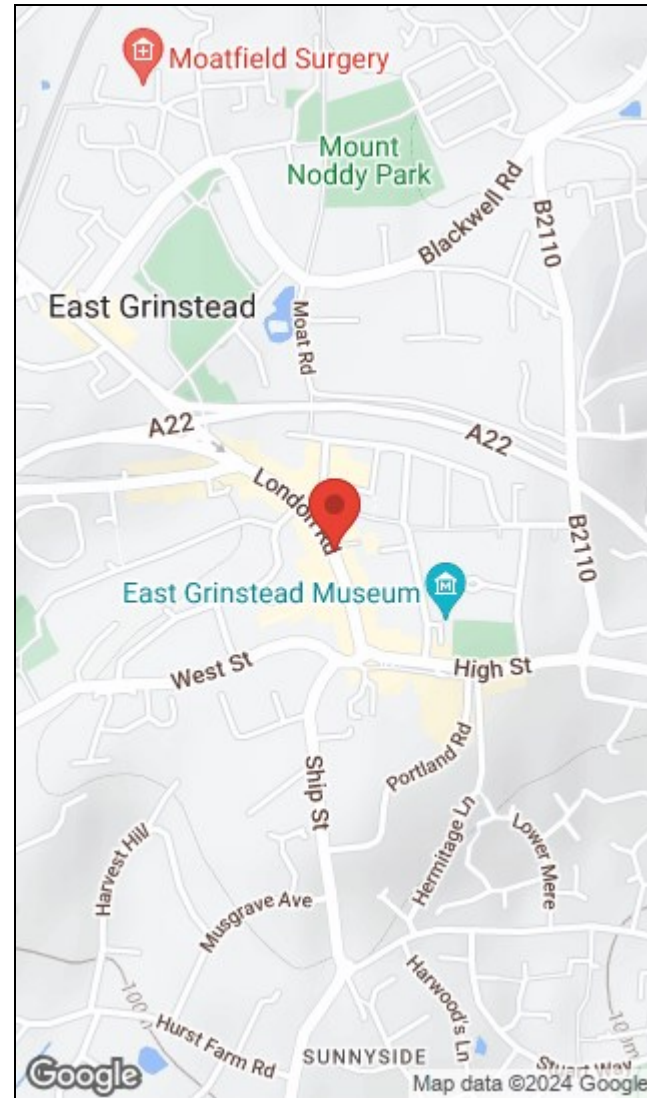






TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | |
|---|---------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 67 67 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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