



London Road, East Grinstead

- TWO BEDROOM FLAT
- GALLEY KITCHEN
- COMMUNAL GARDEN
- TOWN CENTRE LOCATION
- LARGE LIVING ROOM
- BATHROOM
- HIGH CEILINGS
- EXTENDED LEASE

£195,000

Tenure: Leasehold



London Road, East Grinstead

DESCRIPTION

Hunters are pleased to offer to the sales market this well presented, two bedroom apartment conveniently located in the centre of East Grinstead with all the shops, restaurants and other amenities right on it's doorstep.

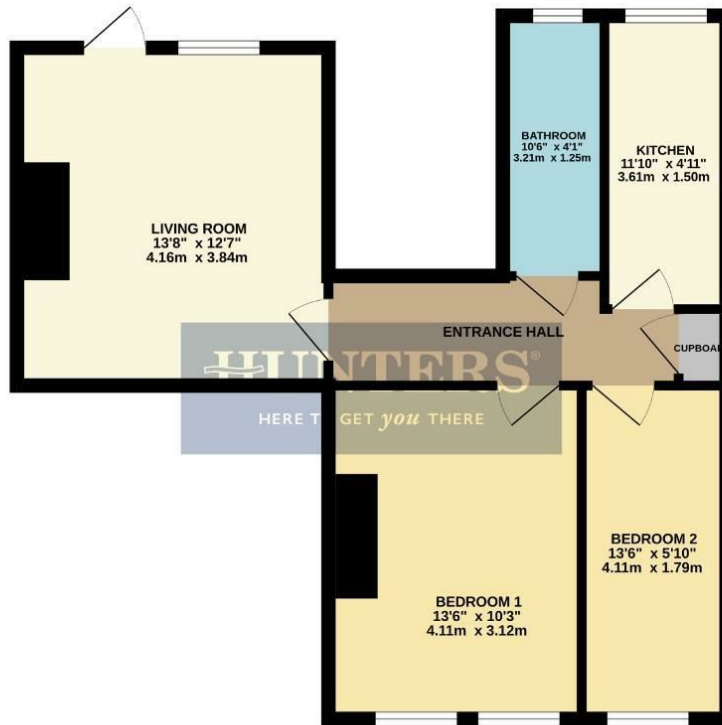
This first floor property is accessed via a communal staircase and once inside you will find high ceilings and large windows providing plenty of natural light. The living room is spacious with plenty of options for relaxing and dining and comes complete with a door out onto a communal decking area. At the opposite end of the hallway is a galley kitchen and between is a large main bedroom, a smaller second bedroom and a relaxing bathroom.

Externally, beyond the decking is a shared garden space and rear access to town centre beyond. The flat is just a short walk from the train station and is being sold with a newly extended lease. Currently tenanted, this property could be perfect for either landlord investors or first time buyers and is available to view now.

Call Hunters for more information.



FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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Viewing

Please contact our Hunters East Grinstead Office on 01342 314 156 if you wish to arrange a viewing appointment for this property or require further information.
127 London Road, East Grinstead, RH19 1EQ
Tel: 01342 314 156 Email: eastgrinstead@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

