



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# London Road, East Grinstead, RH19

## £175,000

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Hunters are pleased to exclusively market this wonderful, first floor apartment Ideal for both first time buyers or buy-to let investors. This beautifully presented, one bedroom flat is finished to a high standard and benefits from a quality kitchen, open plan living space and lovely shower room.

This apartment offers great natural light and high ceilings throughout and is ideal for those that appreciate the convenience of town centre living with the local amenities on your doorstep and the mainline station being just a short stroll away. Externally there is a communal urban garden, perfect for those long summer evenings ahead.

Please contact Hunters for more information or to arrange a viewing

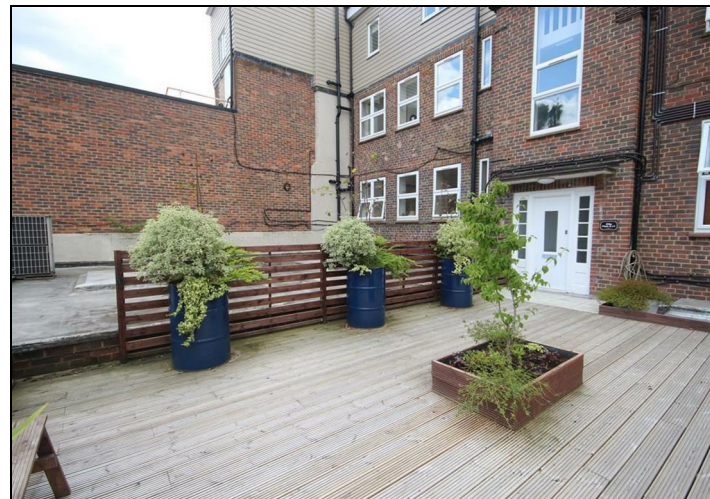
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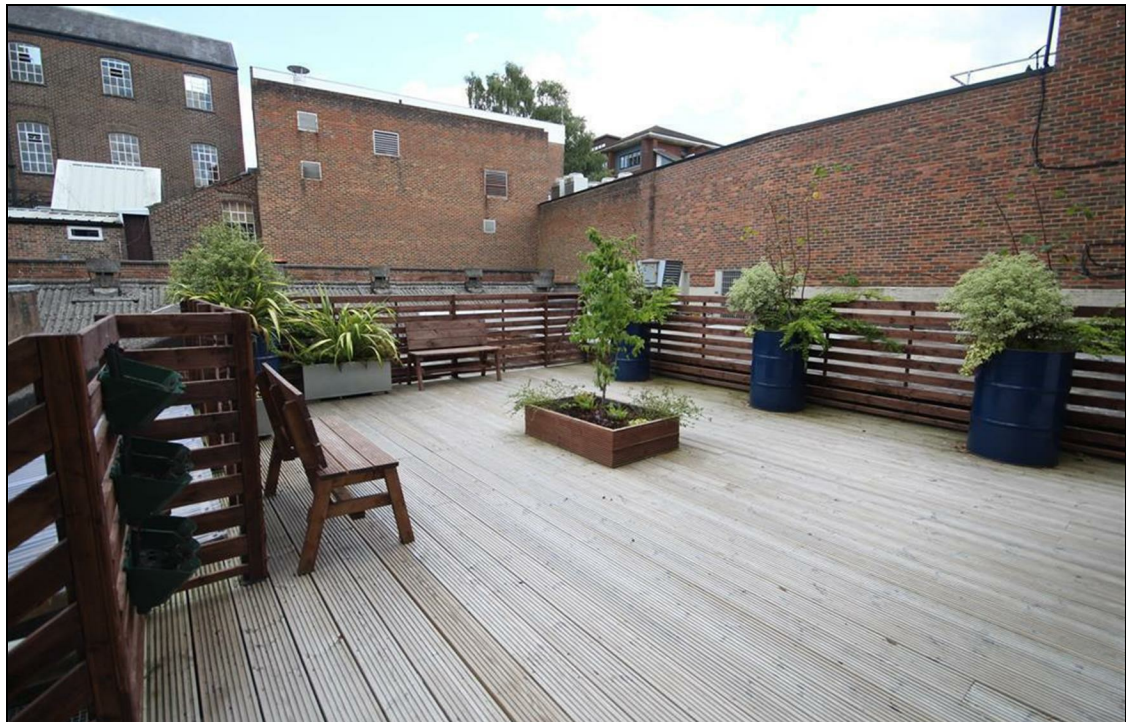


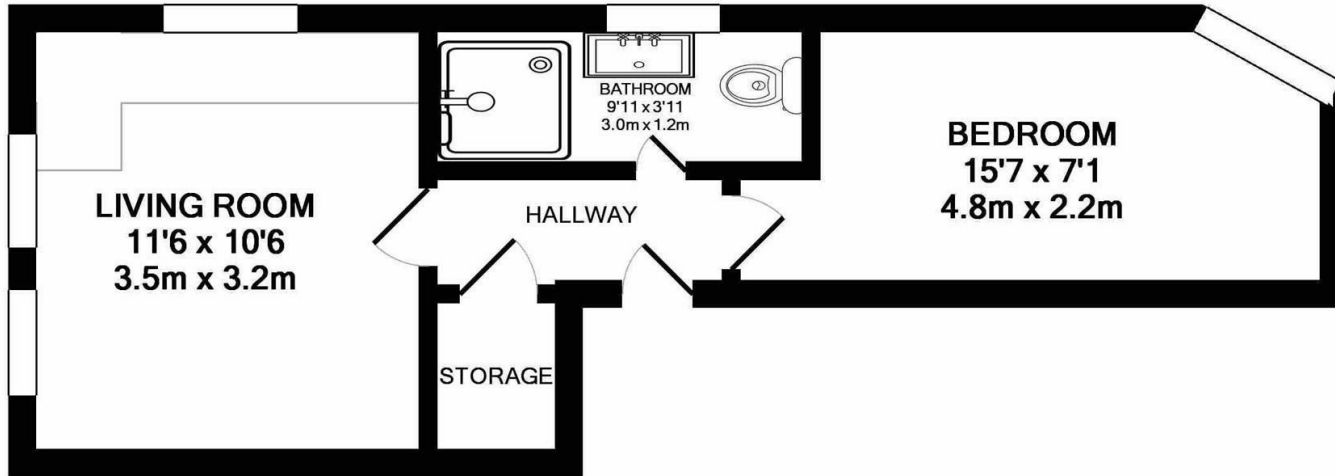
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## KEY FEATURES

- ONE BEDROOM APARTMENT
- TOWN CENTRE LOCATION
  - WELL PRESENTED
- GORGEOUS SHOWER ROOM
  - GREAT KITCHEN
  - OPEN PLAN LIVING
- GAS CENTRAL HEATING
- COMMUNAL URBAN GARDEN

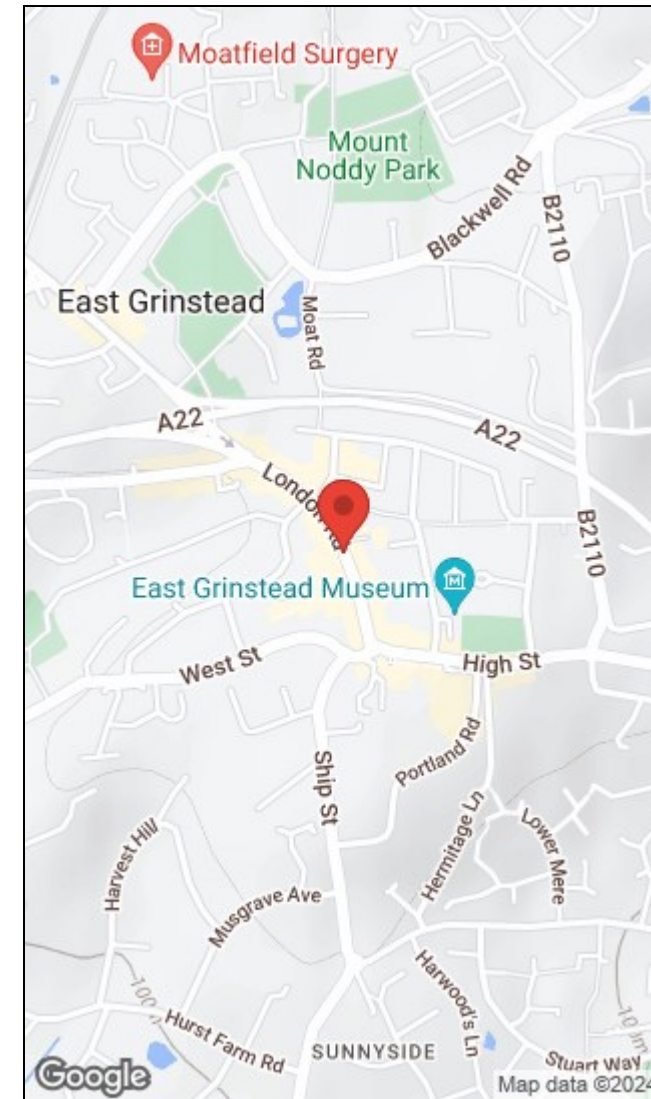






TOTAL APPROX. FLOOR AREA 300 SQ.FT. (27.9 SQ.M.)

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	63	63	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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