



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# St. James Road, East Grinstead

£215,000

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

Hunters are pleased to present to the market this lovely town centre maisonette, perfect for first time buyers or investor landlords.

This period property has its own front door and staircase to the first floor. On this level you will find an open plan living room and kitchen complete with a feature fireplace and high ceilings. Back down the hallway is the first of the double bedrooms which comes with its own en-suite shower facility.

In addition there is a nicely presented bathroom and another flight of stairs leads to a spacious second bedroom, filled with natural light through its two Velux windows.

This lovely property is being sold with no onward chain and with share of freehold. For further information or to arrange your viewing, call Hunters today!

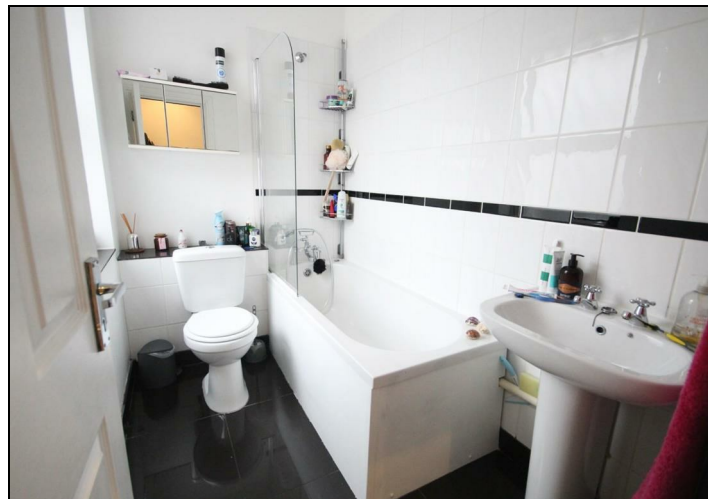
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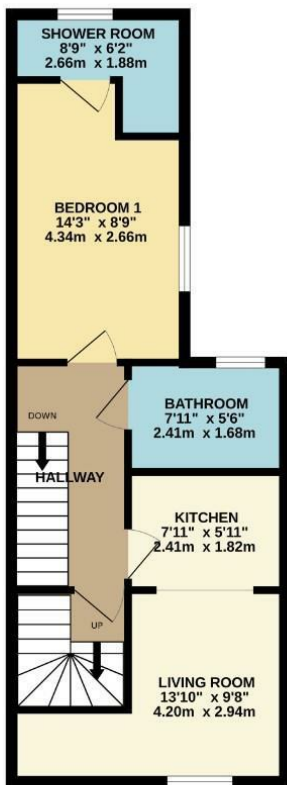
## KEY FEATURES

- TWO BEDROOM MAISONETTE
- OPEN PLAN KITCHEN / LIVING
  - BATHROOM & EN-SUITE
- TOWN CENTRE LOCATION
  - NO ONWARD CHAIN
  - CLOSE TO TRAIN STATION
  - SHARE OF FREEHOLD
- FIRST TIME BUY OR INVESTMENT





1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA - 638 sq.ft. (59.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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