



# 9 Kings House Cantelupe Road

East Grinstead RH19 3AG

£1,200 PCM

PURE RESI are delighted to present this beautifully finished one-bedroom apartment, situated on the first floor of the popular Kings House development.

Offering contemporary accommodation throughout, the property has been thoughtfully designed to maximise both space and natural light. The welcoming entrance hall leads into a bright and spacious open-plan living, dining, and kitchen area, complete with a Juliette balcony that enhances the sense of light and openness.

The stylish kitchen is fitted with sleek white high-gloss wall and base units and a range of fitted appliances, including a fridge/freezer, oven, and washer/dryer, providing both practicality and modern design.

The generous double bedroom benefits from a fitted wardrobe and quality carpeting, while the contemporary bathroom is finished to a high standard and features a premium Roca suite with a rainfall shower over the bath.

Further benefits include a secure video entry system, providing additional convenience and peace of mind and allocated parking.

Kings House is a modern, high-specification development ideally located on Cantelupe Road in the heart of East Grinstead. The town's vibrant High Street is just moments away, offering an excellent selection of shops, cafés, restaurants, bars, supermarkets, and leisure facilities, including a cinema. East Grinstead railway station is

- Luxury Modern First Floor Apartment
- Fitted Kitchen With Appliances
- 'Roca Suite' Bathroom
- Juliette Balcony
- Secure Video Entry System
- Allocated Parking Space
- 'Easy Heat' Central Heating
- 'Envirovent' Background Ventilation
- Full Fibre Available - Up To 1600Mbps
- Council Tax Band B

## Viewing

Please contact Pure Resi on 01306 888000 to arrange a viewing appointment for this property or if you require any further information.



## Floor Plan

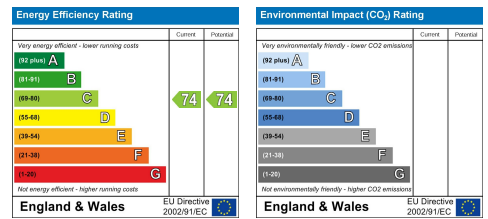


Living	6.4m x 5.2m	20'11" x 17'0"
Bedroom	3.6m x 3.0m	11'9" x 9'10"

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.