



London Road
East Grinstead RH19 1AW

for sale guide price
£160,000 - £180,000



Property Description

GUIDE PRICE - £160,000 - £180,000

Situated in the heart of the town centre, this charming one-bedroom flat offers an enviable lifestyle with everything you need just moments from your door. Located above commercial premises, you can start your day with a short stroll to a local café for your morning coffee, while the train station is also within easy walking distance, making it an excellent choice for commuters.

The property features a bright and spacious open-plan living area with a modern kitchen, creating a sociable and versatile space for both relaxing and entertaining. High ceilings and large windows fill the apartment with natural light and provide attractive views across the beautiful town, enhancing the sense of space throughout.

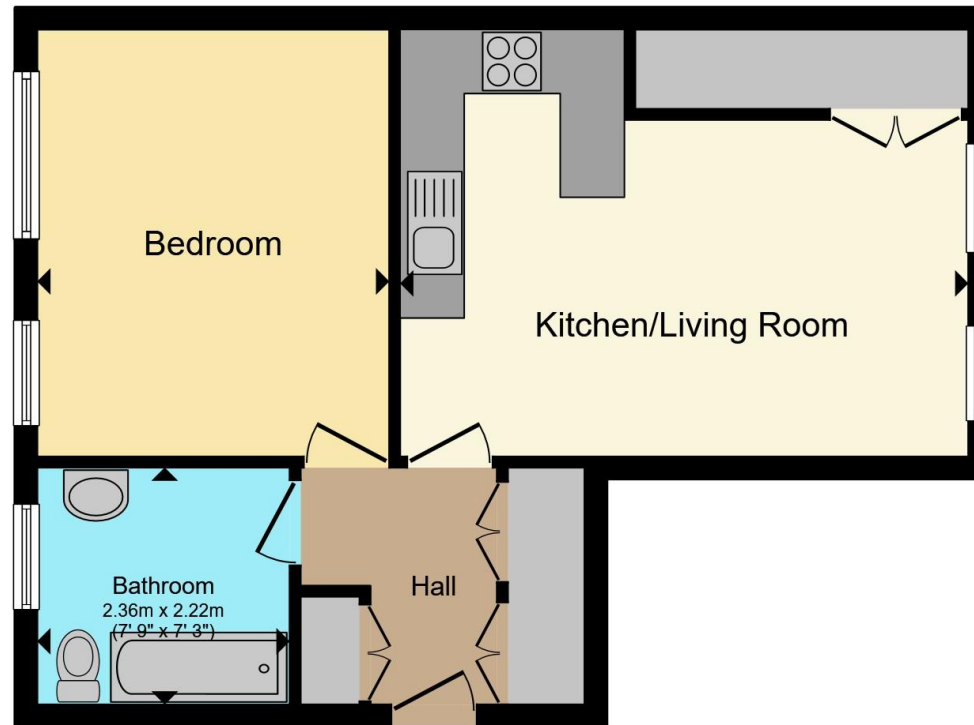
The well-proportioned bedroom and practical layout make this an ideal home for professionals, first-time renters, or anyone seeking the convenience of central living. Permit parking is available for residents.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 46.7 m² (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1000.00

Ground Rent:
 187.50

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405788

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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