



Connells

Sharpthorne House Top Road
East Grinstead



Property Description

Located in the peaceful village of Sharpthorne, this top floor two-bedroom flat in Sharpthorne House offers an exciting opportunity for buyers looking to modernise and add value. Set within a well-maintained development, the property benefits from a quiet position, allocated parking, and access to attractive communal gardens.

The flat features a spacious living area, separate kitchen, two bedrooms, and a bathroom - all of which would benefit from updating. With good natural light and a practical layout, it's a perfect blank canvas for first-time buyers, downsizers, or investors. This is a rare chance to secure a home in a sought-after village setting with excellent potential to personalise and improve.

Agents Note:

Please note that the remaining lease term is less than 80 years - this could impact where a mortgage is required for purchase. The vendor has confirmed that as part of the sale they will be arranging to extend the lease to 99 years or longer if possible. Please discuss options with the Branch.

Lounge

12' 8" x 10' 6" (3.86m x 3.20m)

Front door leading to living area. Electric storage heater, TV point, telephone entry system, double glazed window and fitted carpet.

Kitchen/Breakfast Room

13' 6" x 8' 6" (4.11m x 2.59m)

Range of wall and base units with work tops over incorporating sink and drainer, Space for fridge, freezer and washing machine. Built-in electric oven and hob. Storage cupboard and double glazed window.

Bedroom 1

9' 9" x 9' 11" (2.97m x 3.02m)

Electric heater, double glazed window and fitted carpet.

Bedroom 2

10' x 4' 8" (3.05m x 1.42m)

Suitable as a dressing room or cot/small child's bedroom. Fitted carpet.

Bathroom

Suite comprising low level WC, wash hand basin and bath with electric shower over. Extractor fan, mirror, electric towel rail, storage cupboard, lino floor and double glazed window.

Communal Garden

Laid to lawn

Parking

1 x allocated parking space







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.focalagent.com

To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: F Council Tax
Band: A

Service Charge:
1200.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405110

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Mar 1986. 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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