

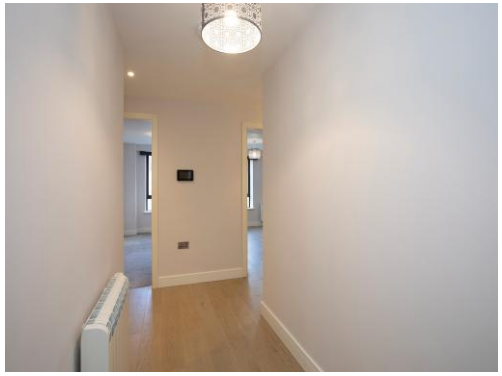
Connells

White Lion Close
East Grinstead

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East Grinstead RH19 1UD

for sale guide price
£210,000







Property Description

GUIDE PRICE - £210'000 - £230'000

Nestled in the heart of East Grinstead, this beautifully presented two-bedroom ground floor apartment offers modern and spacious accommodation, perfectly suited to first-time buyers, downsizers, or investors alike. Ideally positioned within a short walk of East Grinstead's mainline train station and town centre, the property combines convenience with contemporary living.

The apartment has been thoughtfully maintained and updated throughout, boasting a stylish interior ready for immediate occupation and benefits from privacy film on all windows. The spacious living area provides a comfortable setting for both relaxing and entertaining, whilst the modern kitchen is fitted with a range of attractive units and ample workspace. Two well-proportioned bedrooms are complemented by a contemporary bathroom, creating a home that is both practical and inviting.

Offered to the market with no onward chain, this fantastic property presents a rare opportunity for buyers seeking a straightforward move in a highly convenient location.

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.







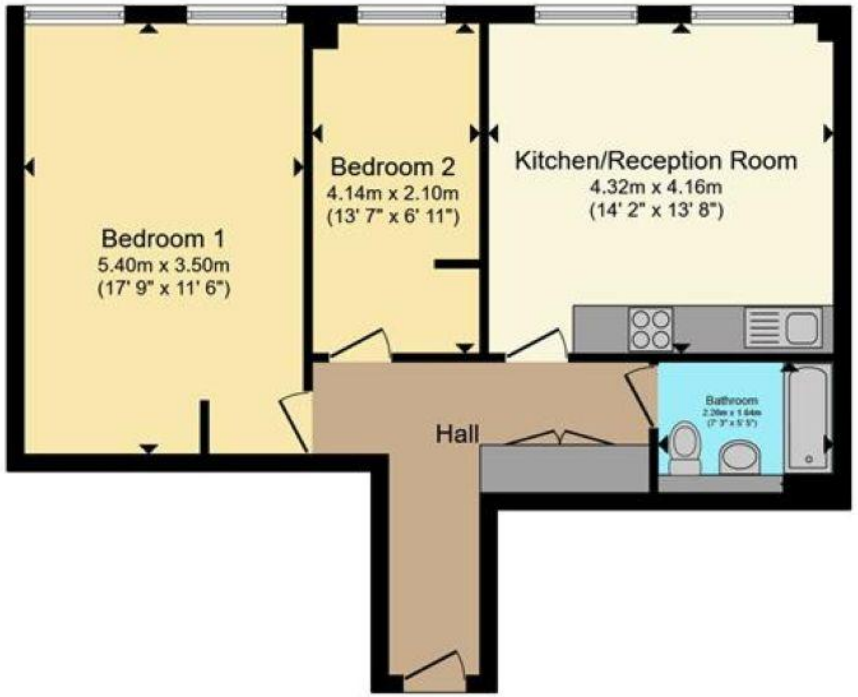












Ground Floor

Total floor area 59.8 m² (644 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: E

Council Tax Band: B

Service Charge: 1800.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405852

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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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