





Station Road
East Grinstead
RH19 1DJ

Offers in Excess of £
150,000.00

bettermove

Station Road - East Grinstead

Bettermove are proud to present this 1 bedroom flat in East Grinstead, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

This is a Share of Freehold property with 978 years remaining on the lease; there is a maintenance fee of £660.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom.

Located in the popular town of East Grinstead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from East Grinstead train station, a variety of local bus routes, and quick access to the M23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
1	1	1	Share of Freehold

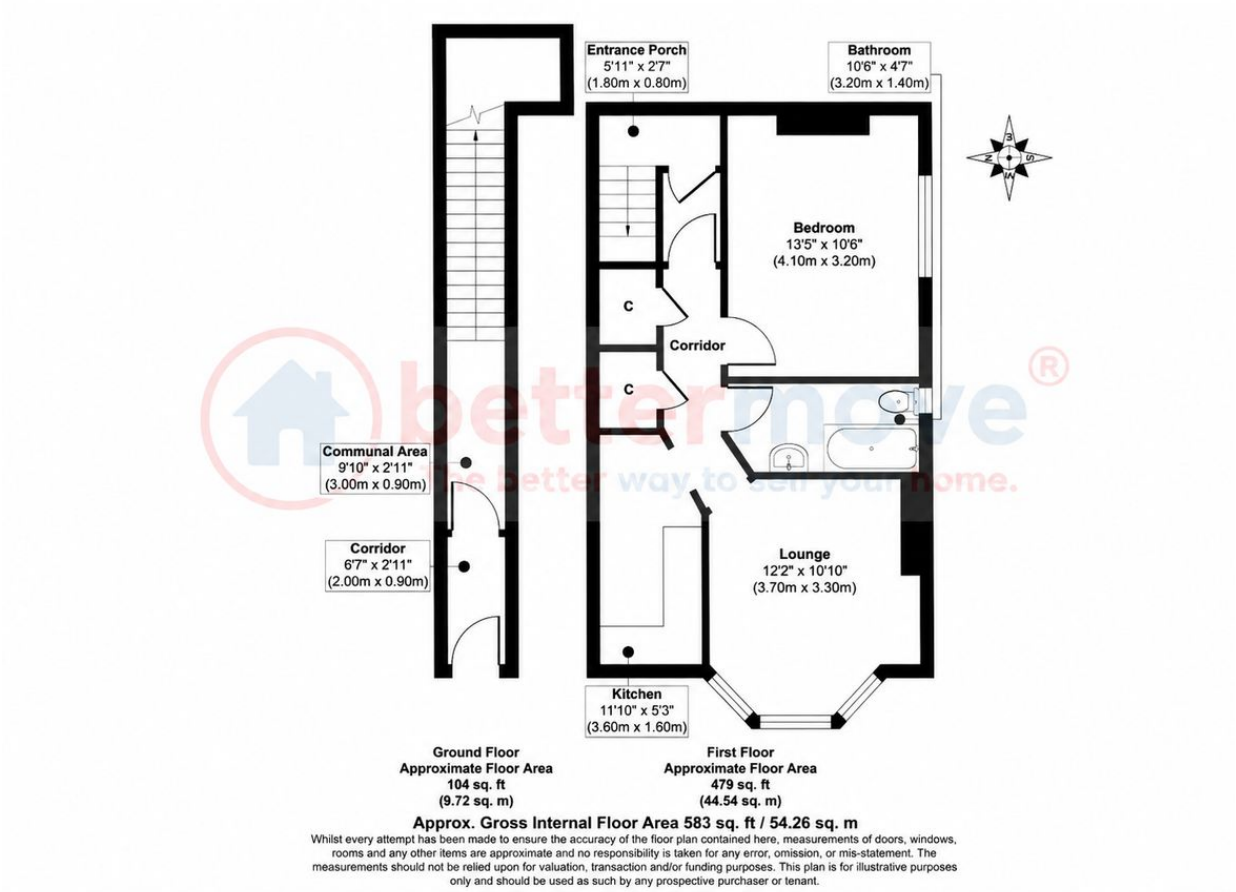








Floor Plan


Entrance Porch
5'11" x 2'7"
(1.80m x 0.80m)
Bathroom
10'6" x 4'7"
(3.20m x 1.40m)
Bedroom
13'5" x 10'6"
(4.10m x 3.20m)
C
Corridor
C
Communal Area
9'10" x 2'11"
(3.00m x 0.90m)
Corridor
6'7" x 2'11"
(2.00m x 0.90m)
Lounge
12'2" x 10'10"
(3.70m x 3.30m)
Kitchen
11'10" x 5'3"
(3.60m x 1.60m)
Ground Floor
Approximate Floor Area
104 sq. ft
(9.72 sq. m)
First Floor
Approximate Floor Area
479 sq. ft
(44.54 sq. m)
Approx. Gross Internal Floor Area 583 sq. ft / 54.26 sq. m
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B	82	86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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