

Connells

White Lion Close
East Grinstead

White Lion Close
East Grinstead RH19 1UD

for sale
£275,000







Property Description

Situated within a highly convenient location close to the town centre and mainline railway station, offering direct services to London Victoria, this well-presented two-bedroom ground floor apartment provides spacious and contemporary accommodation throughout.

The property features a generous open-plan living and dining area, creating an ideal space for both everyday living and entertaining. The modern layout is complemented by excellent natural light, enhancing the sense of space throughout the home.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, whilst a separate family bathroom serves the remaining accommodation.

Further benefits include allocated parking and an enviable position within easy reach of local shops, restaurants, leisure facilities and transport links, making this an excellent opportunity for first-time buyers, downsizers and investors alike.

Early viewing is highly recommended.

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.

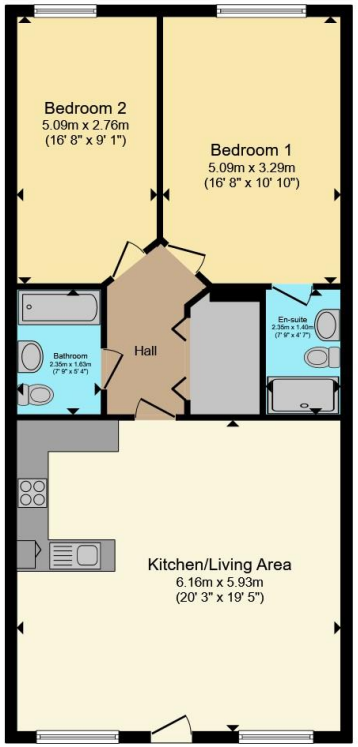







Timeless
Imagination





Total floor area 83.8 m² (902 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

Connells

To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax Band: C

Service Charge: 2117.06

Ground Rent: 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405699

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

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.