



## Martyns Place Fairfield Road, East Grinstead

Guide Price £400,000 – £425,000

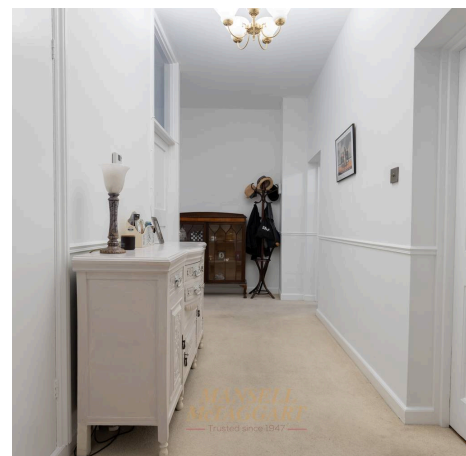
**MANSELL  
McTAGGART**  
Trusted since 1947

# Martyns Place Fairfield Road

East Grinstead

A stunning and extremely well proportioned apartment with history dating back to the early 1900's. This property underwent a sympathetic conversion to nine properties over 30 years ago and still boasts a wealth of Edwardian features, including high ceilings and large windows to create light and airy living space, totalling nearly 1000sq ft. Situated in an enviable location overlooking woodland, Martyns Place is conveniently located within easy walking distance of East Grinstead town centre and local shops.

The well presented accommodation briefly comprises: spacious 'L' shaped entrance hall with cupboard storage; dual aspect living/dining room with a bay window overlooking the gardens, feature fireplace and recessed decorative display units; fitted kitchen/breakfast room with solid wood units and oak parquet flooring; master bedroom outlooking to the side aspect; double guest bedroom with a view to the front aspect; family Chadder & Co bathroom with underfloor heating, low-level WC, wash hand basin, bath with mixer taps and an overhead shower completes the accommodation.





## Martyns Place Fairfield Road

East Grinstead

Externally, the property is approached via a private drive leading to two private parking spaces adjacent to the apartment. Rear access is provided to the private garden and extremely well maintained and attractive communal gardens, which are overlooked by the property. Lease Terms:

Remaining term - 955 years

Service charge - £175 PCM

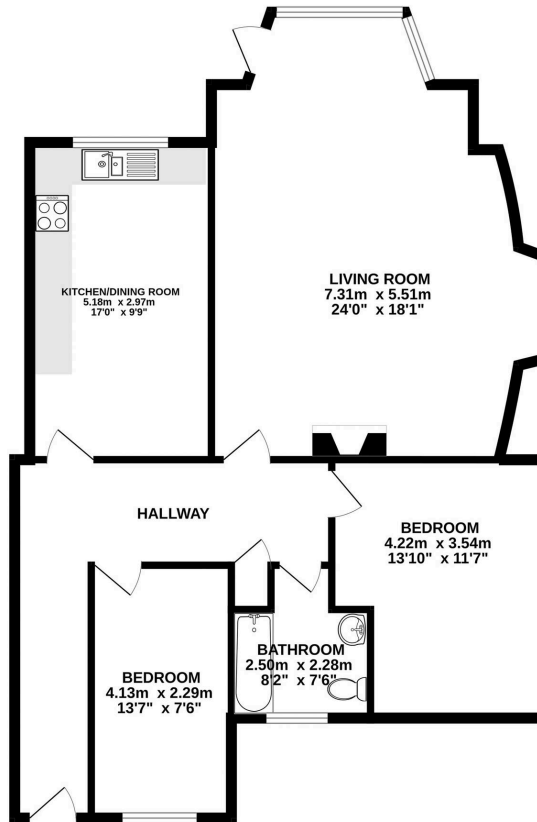
Ground rent - £250 per annum

Council Tax band: D

Tenure: Leasehold

- Stunning ground floor apartment
- Two double bedrooms
- Edwardian house conversion
- Neary 1000sq ft of accommodation
- Original features
- Well presented throughout
- Two private parking spaces
- Impressive communal gardens
- Walking distance to town centre
- Short walk to local schools

GROUND FLOOR  
91.0 sq.m. (979 sq.ft.) approx.



**MANSELL  
McTAGGART**

TOTAL FLOOR AREA: 91.0 sq.m. (979 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.