



Connells

Birch House Newlands Crescent
EAST GRINSTEAD

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for sale guide price
£235,000



Property Description

A well-presented and spacious first floor apartment, ideally situated just a short walk from East Grinstead's mainline train station and town centre.

Offering two generous double bedrooms, this attractive home is presented in good order throughout and benefits from a modern bathroom and a stylish kitchen/diner, providing the perfect space for both everyday living and entertaining. The bright and welcoming accommodation is complemented by a garage, offering valuable storage or parking.

Residents can also enjoy the well-maintained communal gardens, creating a pleasant outdoor space to relax and unwind.

Conveniently located close to local amenities, transport links and the town centre, this property would make an ideal first-time purchase, investment, or downsize opportunity.

Please note the Service Charge for the current tax year is £7080, reducing to circa £6000 for the April 27-28 tax year, after which it will revert back to £2640 from April 2028 onwards.

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.







First Floor

Garage

Total floor area 81.3 m² (875 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

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: E Council Tax
Band: C

Service Charge:
7080.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405556

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Dec 1981. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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