

Connells

Thistly Field
East Grinstead

Thistly Field
East Grinstead RH19 4TX

for sale
£325,000







Property Description

Built in 2023 and forming part of this attractive modern development, this beautifully presented two-bedroom coach house offers stylish and contemporary living, available to purchase through Shared Ownership or at 100% ownership.

The heart of the home is the impressive open-plan living space, featuring a modern shaker-style kitchen complete with a central island, seamlessly flowing into the lounge area to create the perfect setting for everyday living and entertaining. Both bedrooms are generous doubles, with the principal bedroom providing a particularly spacious and comfortable retreat.

Further benefits include two allocated parking spaces and well-maintained accommodation throughout, making this an ideal first-time purchase, investment or downsizing opportunity.

Perfectly positioned, the property enjoys beautiful countryside walks right on the doorstep whilst remaining within easy walking distance of East Grinstead town centre, offering a variety of shops, restaurants and leisure facilities. East Grinstead's mainline railway station is also nearby, providing direct services to London Victoria, making this an excellent choice for commuters.

Offered to the market with no onward chain, an 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.



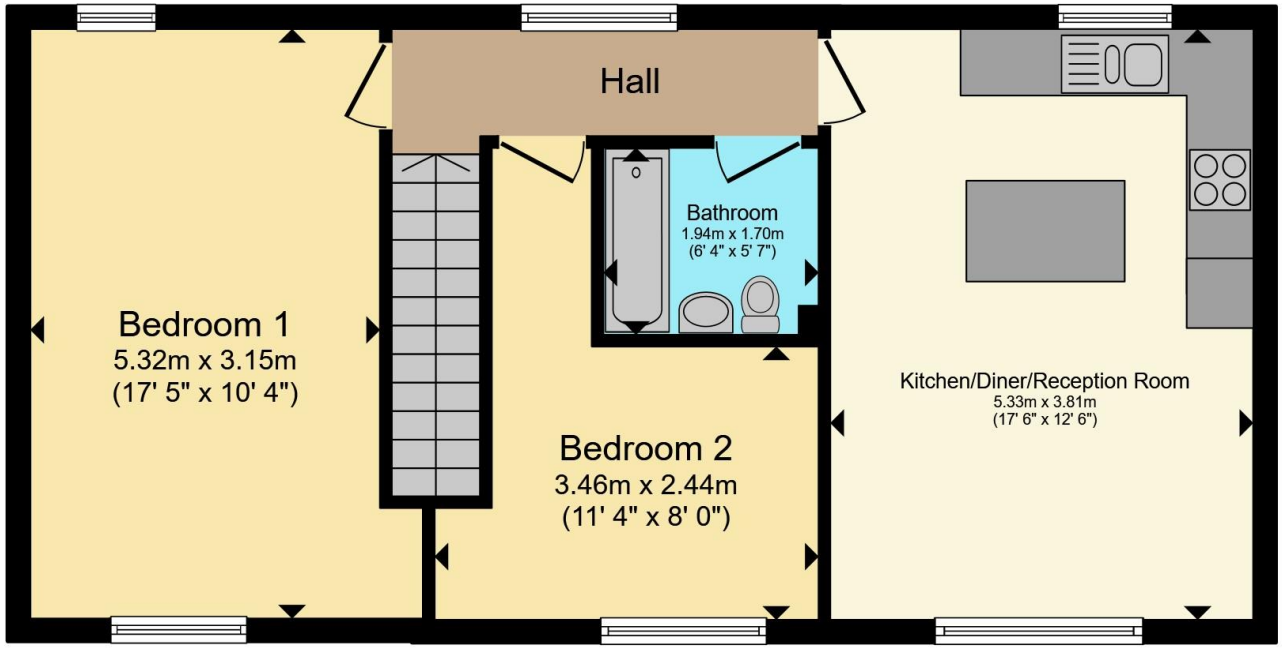












First Floor

Total floor area 58.6 m² (631 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: C

Council Tax Band: C

Service Charge: 939.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405898

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2023. 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.

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