

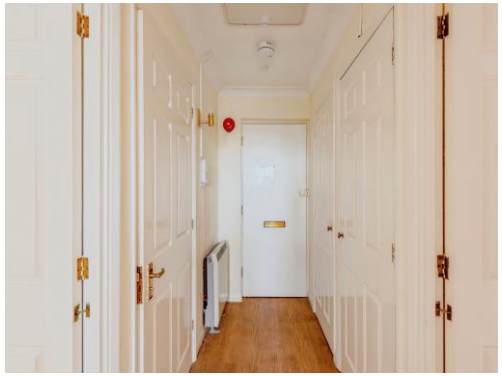
Connells

Forest Lodge Portland Road
East Grinstead

Forest Lodge Portland Road
East Grinstead RH19 4EZ

for sale
£55,000







Property Description

Situated in the heart of East Grinstead, this one-bedroom, second-floor retirement apartment forms part of the popular and well-maintained Forest Lodge development, ideally positioned within easy walking distance of the town centre, local shops, amenities and the mainline railway station.

The property offers well-proportioned accommodation comprising a spacious living/dining room, separate kitchen, double bedroom and bathroom. While requiring modernisation throughout, the apartment presents an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste and requirements.

Residents of Forest Lodge benefit from a peaceful and secure environment, with lift access and a welcoming community atmosphere. Offered to the market with no onward chain, this property is ideal for those seeking a comfortable retirement home in a highly convenient location, with superb potential to add value through refurbishment.

AGE RESTRICTED PROPERTY - not to be assigned to anyone under the age of 60. Any other occupant must be over the age of 55.

Lounge

10' 5" x 21' 1" (3.17m x 6.43m)

Fitted carpet, fire surround and electric heather. Window overlooking development.

Kitchen

8' 6" x 11' 8" (2.59m x 3.56m)

Range of wall and base units with work tops over incorporating sink and draining board. Built in single oven and hob. Window and wood effect lino flooring.

Bedroom 1

14' 4" x 9' (4.37m x 2.74m)

Fitted carpet and window overlooking development.

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.











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.focalagent.com

To view this property please contact Connells on

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E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405117

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.