



Connells

St Georges Court London Road
East Grinstead

St Georges Court London Road East Grinstead RH19 1QP

for sale
£255,000



Property Description

A fantastic opportunity to acquire this well-presented two-bedroom first-floor flat situated in the popular St Georges Court development on London Road, East Grinstead. Ideally positioned within easy reach of the town centre, local amenities and the mainline train station, this property is perfect for first-time buyers, investors or those looking to downsize.

The accommodation offers a generous and bright lounge, providing ample space for both relaxing and entertaining, alongside a well-appointed kitchen. There are two good-sized bedrooms and a family bathroom, making the property both practical and comfortable for modern living.

Further benefits include a private garage, providing valuable storage or parking, as well as communal grounds.

East Grinstead offers an excellent range of shops, restaurants and leisure facilities, whilst commuters will appreciate the convenient access to London-bound rail links. With excellent amenities on your doorstep and spacious accommodation throughout, this property is not to be missed.

Early viewing highly recommended.

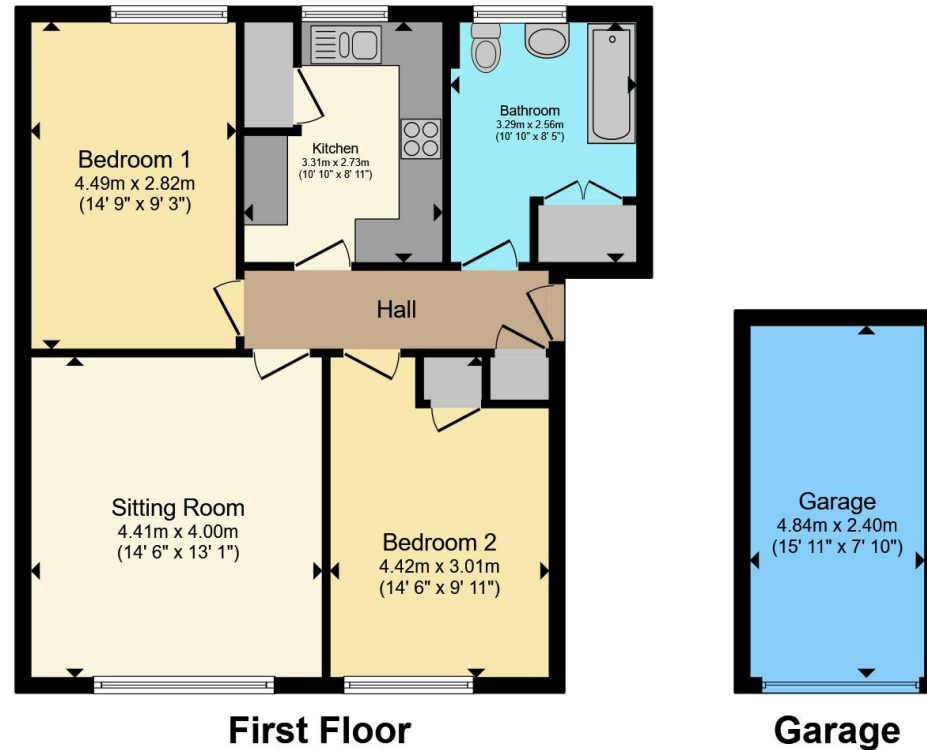
Agents Note:

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.







Total floor area 79.6 m² (857 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
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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating:
Awaited

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405844

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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