



**Connells**

White Lion Close  
East Grinstead



## Property Description

Guide Price £285,000 - £325,000

A fantastic opportunity to acquire this well-proportioned home ideally positioned within a quiet residential close just a short distance from East Grinstead's vibrant town centre, offering convenient access to a wide range of shops, restaurants and the mainline train station.

The standout feature of the property is the impressive 30 ft lounge, providing an exceptional living and entertaining space with plenty of natural light and flexibility for both relaxing and dining areas. This generous room creates a wonderful social hub for the home and offers excellent potential for modern family living.

The property further benefits from well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors looking for a home in a highly convenient location.

Situated close to the town centre, residents will enjoy easy access to everyday amenities, local cafes, and transport links while still benefiting from the peace and privacy of a tucked-away residential setting.

Early viewing is highly recommended to fully appreciate the space, location and potential this property has to offer.









**Floor Plan**

Total floor area 111.4 m<sup>2</sup> (1,199 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1250.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405579](http://connells.co.uk/Property/EGR405579)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2016. 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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Property Ref: EGR405579 - 0006