



**Connells**

Forest Lodge Portland Road  
East Grinstead



## Property Description

Situated in the heart of East Grinstead, this one-bedroom, second floor flat is located in the popular and well-maintained Forest Lodge development - just a short walk from the town centre, shops, and mainline station.

The property offers a spacious layout including a double bedroom, generous living area, separate kitchen, and bathroom. While the flat would benefit from updating throughout.

Offered with no onward chain, this is an ideal purchase for downsizers wanting to be close to local amenities in a peaceful and established residential block.

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 heater. 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

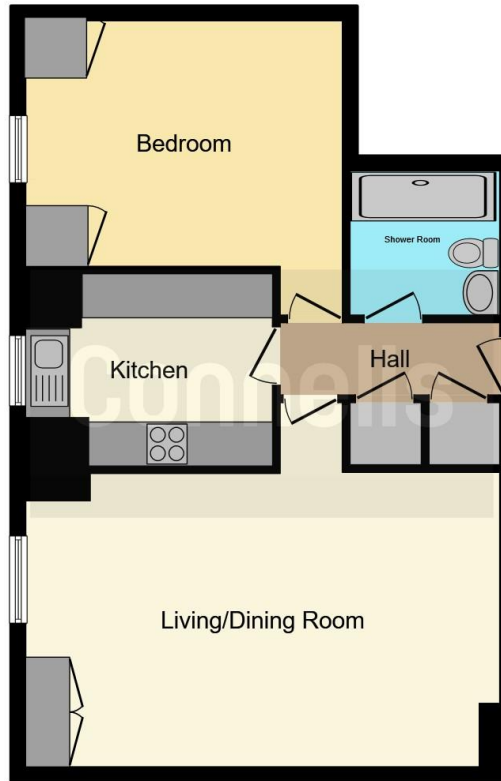
14' 4" x 9' ( 4.37m x 2.74m )

Fitted carpet and window overlooking development.









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](http://www.focalagent.com)

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: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405117](http://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.

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