Offers in Excess of:

£190,000

Garnham H Bewley

Fosters Place, East Grinstead





- Contemporary Ground Floor Apartment
- Double Bedroom with Fitted Wardrobes
- Open-Plan & Living Space
- Stylish Kitchen with Integrated Appliances
- Sleek & Modern Bathroom
- On-Street Permit Parking Available
- Close to Local Amenities
- Within Walking Distance of East Grinstead Station

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk






Flat 16 Kiln House, Fosters Place, East Grinstead, West Sussex RH19 1EX

Presented in excellent condition, this stylish one-bedroom ground-floor apartment at Kiln House is just a stone's throw from East Grinstead railway station and within easy walking distance of the town's historic Tudor High Street. The Worth Way bridlepath is also nearby, offering scenic walks close to home.

The entrance hall has a handy built-in storage cupboard and leads through to a bright, open-plan kitchen and living area, with space for both a dining table and comfortable seating. The modern kitchen is fitted with an integrated fridge, freezer, washer/dryer and dishwasher, along with a four-ring gas hob and electric oven.

The well-proportioned double bedroom features built-in wardrobes and a separate cupboard housing the boiler. A sleek, modern bathroom completes the accommodation, with a bath, an over-bath shower and a glass screen.

Kiln House is well maintained throughout and benefits from a secure door entry system. Residents' parking permits are available for nearby residential roads.

Welcome Home

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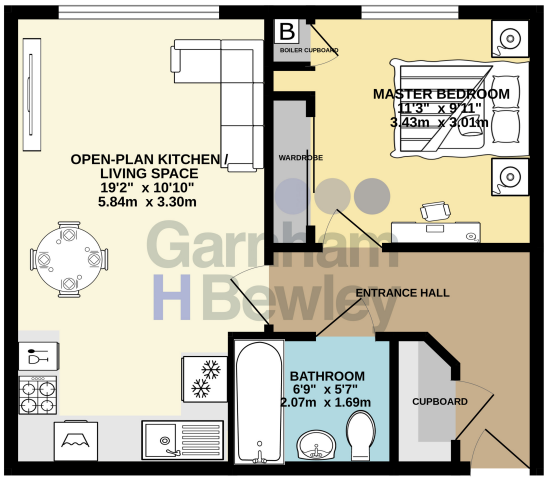
Accommodation

Ground Floor Apartment:
Open-Plan Kitchen / Living Space:
10' 10" x 19' 2" (3.30m x 5.84m)

Master Bedroom:
11' 3" x 9' 11" (3.43m x 3.02m)

Bathroom:
6' 9" x 5' 7" (2.06m x 1.70m)

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



FLAT 16 KILN HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nearest Stations:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

Nearest Schools:

St Mary's Church of England Primary School (0.3 miles)

Baldwins Hill Primary School (0.6 miles)

Halsford Park Primary School (0.5 miles)

St Peter's Catholic Primary School (0.4 miles)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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