



**Connells**

Felwater Court London Road  
East Grinstead



### Property Description

Felwater Court is a well-presented two-bedroom ground floor retirement apartment, ideally situated within this popular development in Felbridge. The flat is in good order throughout and offers the benefit of direct access onto the beautifully maintained communal gardens, perfect for enjoying outdoor space without the upkeep.

The accommodation comprises a bright living/dining room, modern fitted kitchen, two comfortable bedrooms, and a bathroom. Residents also have the use of a welcoming communal lounge, ideal for socialising and organised activities, along with landscaped gardens and communal facilities designed for ease of living.

Felwater Court provides a safe and friendly environment with the reassurance of an on-site manager and emergency pull cords. Ideally located close to local shops, bus routes, and amenities, this property makes for an excellent retirement home in a peaceful yet convenient setting.











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:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 4982.16

Ground Rent:  
 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1986. 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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