



**Connells**

Hanover House 84-86 Moat Road  
EAST GRINSTEAD



# Hanover House 84-86 Moat Road EAST GRINSTEAD RH19 3LL

for sale offers in excess of  
**£290,000**



## Property Description

A beautifully presented period conversion flat ideally located in the heart of East Grinstead town centre, just a short walk from the mainline station. This charming property perfectly blends character features with modern living, offering two generous double bedrooms, both with their own en-suites.

The home benefits from its own private garden, ideal for relaxing or entertaining, as well as access to a communal garden. With spacious accommodation throughout and all local amenities on your doorstep, this property makes for the perfect home for professionals, downsizers or commuters alike.

## Parking

1 x Allocated Parking Space

## Entrance Porch

### Lounge

15' 5" x 10' 6" ( 4.70m x 3.20m )

### Kitchen

9' 7" x 5' 9" ( 2.92m x 1.75m )

### Conservatory

9' 5" x 9' 2" ( 2.87m x 2.79m )

With doors leading to rear garden.

### Bedroom 1

10' 5" x 9' 4" ( 3.17m x 2.84m )

### En Suite

### Bedroom 2

11' 7" x 7' 1" ( 3.53m x 2.16m )

### En Suite















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

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: D    Council Tax  
 Band: A

Service Charge:  
 1320.00

Ground Rent:  
 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR405337](http://connells.co.uk/Property/EGR405337)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2002. 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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