Garnham H Bewley

Price:

£85,000

Fairfield Road, East Grinstead





- First Floor Retirement Apartment
- For The Over 60's Only
- Large Double Bedroom with Fitted Wardrobe
- Excellent Condition Throughout
- On-Site Restaurant
- Communal Parking and Gardens
- 24 Hour Warden-Assisted
- Walkable to East Grinstead High Street

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






29 Fairview Court, Fairfield Road, East Grinstead, West Sussex RH19 4HD

Situated within the highly regarded Fairview Court retirement development, just a few minutes' walk from East Grinstead's historic Tudor High Street, this beautifully presented one-bedroom first-floor apartment offers comfortable, secure and independent living exclusively for the over 60s. Recently refurbished throughout, including the installation of modern electric heaters, the property is presented in excellent condition and is offered to the market ready for immediate occupation.

Fairview Court is renowned for its outstanding range of facilities, creating a welcoming community and providing complete peace of mind for its residents. These include an on-site restaurant, spacious communal lounge, private function room, guest suites for visiting family and friends, a communal launderette, beautifully maintained communal gardens, wheelchair and mobility scooter stores, residents' parking, lift access to all floors and a convenient shoppers' entrance located on the upper ground floor. For added reassurance, residents benefit from 24-hour warden assistance together with emergency pull cords throughout the apartment.

The accommodation briefly comprises a welcoming entrance hall with a useful storage cupboard. The spacious lounge/dining room is flooded with natural light and enjoys a pleasant outlook, providing ample space for both seating and dining furniture. Double doors lead through to the fitted kitchen, which is equipped with a range of wall and base level units, complementary work surfaces, an integrated oven, electric hob, sink with drainer and space for additional appliances.

The generous double bedroom offers plenty of space for freestanding furniture and benefits from a fitted wardrobe, providing excellent storage. Completing the accommodation is the spacious bathroom, fitted with a low-level WC, wash hand basin, panel-enclosed bath and a separate wet room-style shower, offering flexibility and convenience.

Ideally positioned within easy walking distance of East Grinstead's excellent selection of shops, cafés, restaurants, supermarkets and other local amenities, this superb apartment combines the convenience of town centre living with the security and exceptional facilities of one of the area's most sought-after retirement developments.

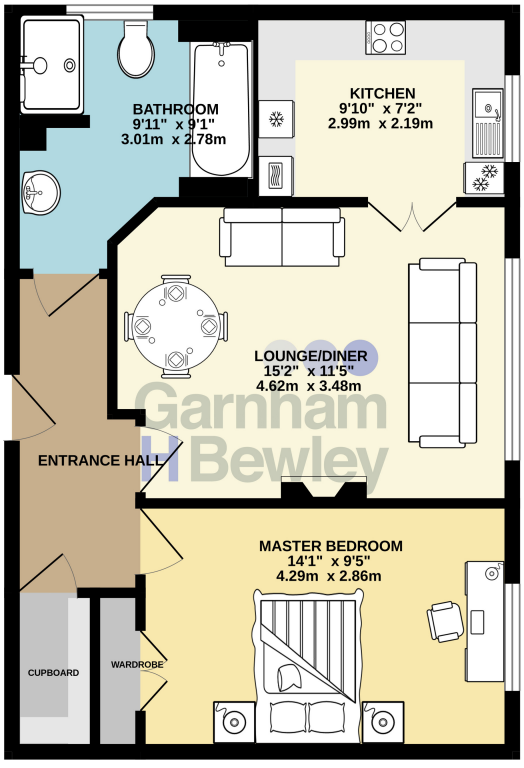
Offered with no onward chain, internal viewings are highly recommended.

Welcome Home

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Accommodation

FIRST FLOOR RETIREMENT APARTMENT
521 sq.ft. (48.4 sq.m.) approx.



29 FAIRVIEW COURT - FLOORPLAN

TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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First Floor Retirement Apartment:

Lounge / Diner:
15' 2" x 11' 5" (4.62m x 3.48m)

Kitchen:
9' 10" x 7' 2" (3.00m x 2.18m)

Master Bedroom:
9' 11" x 9' 1" (3.02m x 2.77m)

Communal Areas:

Communal Lounge
On-Site Restaurant
Launderette
Mobility Scooter Store
Wheelchair Store

Outside:

Communal Resident Parking
Communal Gardens





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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

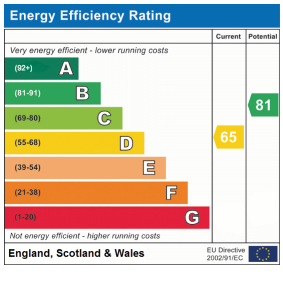
Nearest Schools:

Estcots Primary School (0.2 miles)

Sackville School (0.3 miles)

The Meads Primary School (0.6 miles)

Blackwell Primary School (0.8 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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