Connells

Newacre House Wood Street
East Grinstead

Newacre House Wood Street
East Grinstead RH19 1UR

for sale guide price
£180,000 - £210,000

Property Description

A well-presented one-bedroom apartment situated in the sought-after Newacre development, ideally positioned in the heart of East Grinstead. This modern home benefits from the reassurance of an NHBC warranty and offers contemporary living with excellent resident amenities. The property features a bright and well-proportioned living space, designed for both comfort and practicality, alongside a generous double bedroom and a modern fitted kitchen and bathroom finished to a high standard. A standout feature of the development is the range of exclusive resident facilities, including access to a co-working "WeWork" style workspace-perfect for those working from home-as well as a fully equipped residents' gym.

Externally, the property benefits from the rare advantage of two allocated parking spaces, providing excellent convenience for homeowners and visitors alike. Ideally located just a short distance from East Grinstead railway station, the apartment offers direct mainline connections to London, while also being moments from the vibrant town centre, with its wide selection of shops, cafés, restaurants and local amenities. This fantastic apartment would make an ideal first-time purchase, investment opportunity or convenient commuter base.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

NEWACRE HOUSE

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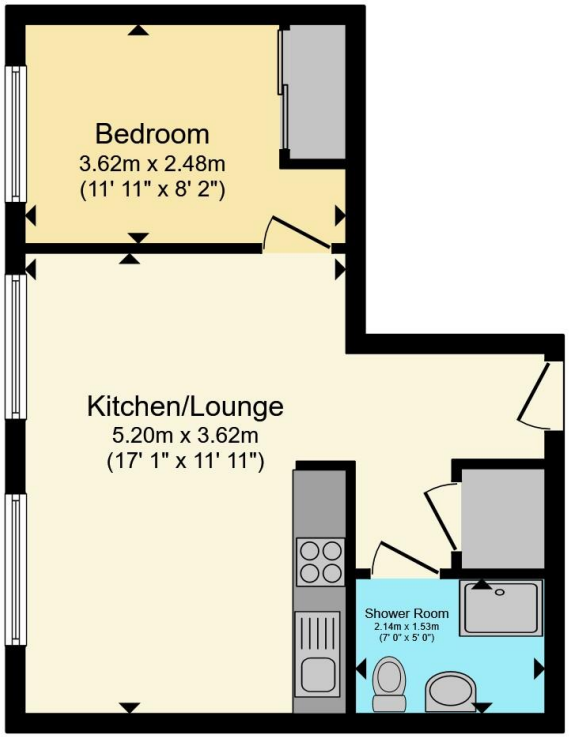

Total floor area 37.3 m² (401 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax Band: B

Service Charge: 2100.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405584

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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