



Connells

Newacre House Wood Street
East Grinstead



Property Description

This stylish and modern home in the heart of East Grinstead is ideally positioned just a short distance from the mainline train station and the popular Worth Way. With the added reassurance of a new homes guarantee, the property combines convenience, comfort and peace of mind.

Residents benefit from secure parking along with exclusive on-site facilities including a WeWork-style co-working space and a fully equipped private gym, perfect for both professionals and those with active lifestyles.

This is an outstanding opportunity to enjoy modern living with excellent transport links, local amenities and leisure options all on your doorstep.

Entrance

Lounge/Kitchen

19' x 17' 7" (5.79m x 5.36m)

Kitchen area 5ft 7 by 5ft 3

Bedroom 1

13' 1" x 8' 6" (3.99m x 2.59m)

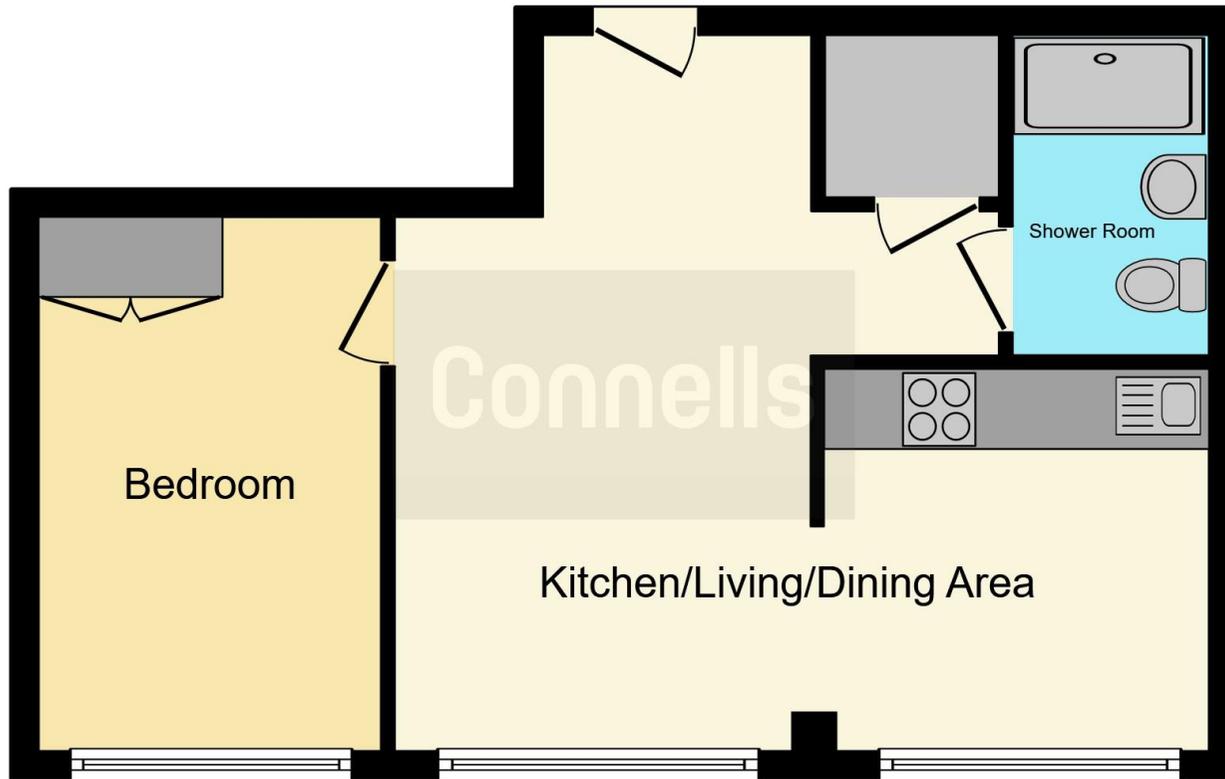
Shower Room

Parking

1 x Allocated Parking Space







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax
 Band: B

Service Charge:
 2200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/EGR405295](https://www.connells.co.uk/Property/EGR405295)

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



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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