



Connells

Birch House Birch Grove
Felbridge East Grinstead

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for sale
£280,000



Property Description

A well-presented first-floor two-bedroom flat positioned on a private road within a quiet, gated cul-de-sac in Felbridge. This attractive home features an open plan living/kitchen area, two well-proportioned bedrooms, a modern bathroom and allocated parking. The location is ideal for those seeking convenience and lifestyle, being close to highly regarded local schools, countryside walks and access to East Grinstead's amenities and transport links. Shared ownership is also available, offering an affordable route onto the property ladder.

Entrance Hall

Kitchen/Living/Dining Room

16' 10" x 15' 2" (5.13m x 4.62m)

Bedroom 1

15' 2" x 12' 10" (4.62m x 3.91m)

Bedroom 2

12' 10" x 7' 8" (3.91m x 2.34m)

Bathroom

Allocated Parking









Total floor area 64.5 m² (694 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

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax
Band: C

Service Charge:
1596.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405430

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 2009. 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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Property Ref: EGR405430 - 0004