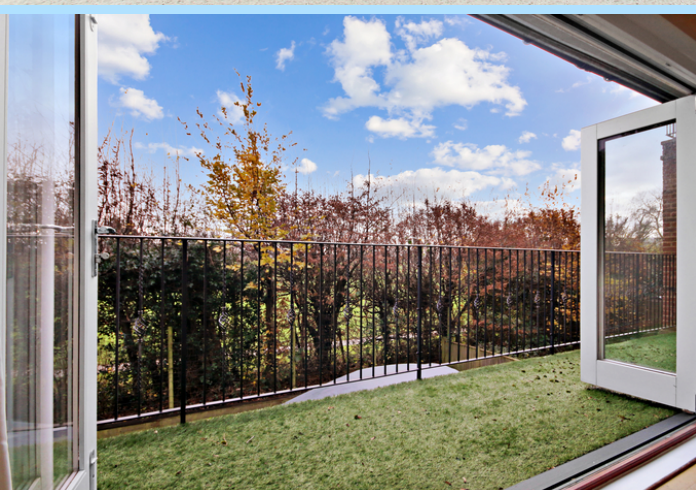


Garnham H Bewley

£295,000

Flat 7, 31 Moat Road, East Grinstead



- First Floor Maisonette
- Two Double Bedrooms
- Impressive Kitchen/Living Room
- Balcony
- En-suite and Bathroom
- Allocated Parking
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat 7, 31 Moat House, Moat Road, East Grinstead, West Sussex RH19 3JZ

Garnham H Bewley are pleased to present to the market this stunning two double bedroom first floor maisonette offering spacious accommodation with the added bonus of balcony, en-suite to the main bedroom, allocated parking and great access to station and town centre. The development boasts lift access and this property also benefits from no onwads chain. The property offers a refitted kitchen/living room with fitted appliances, main bedroom with fitted wardrobe, second bedroom with fitted wardrobe, family bathroom and balcony with access from the living area. Internal viewings come highly recommended to fully appreciate this great example of a two double bedroom maisonette.

The ground floor provides its own front door with stairs leading up to the first floor with door into the entrance hall. The kitchen/living room overlooks the rear aspect and has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated fridge/freezer, oven, electric hob with extractor hood above, dishwasher, washing machine, access to large storage cupboard over the stairs, window to the side aspect and bi-folding doors leading onto the balcony. The main bedroom and bedroom two is set to the front aspect and both benefit from fitted wardrobes and the main bedroom provides access into the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail, shave point and window to the side aspect. There is also the main bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail and shaver point.

Outside there is allocated parking.

Lease about 108 years.

Service charge is circa £1000pa

Ground rent £250pa

Council tax band C



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Accommodation

First Floor Entrance Hall

Kitchen/Living Room
18' 8" x 17' 2" (5.69m x 5.23m)

Balcony

Main Bedroom
12' 4" x 12' 3" (3.76m x 3.73m)

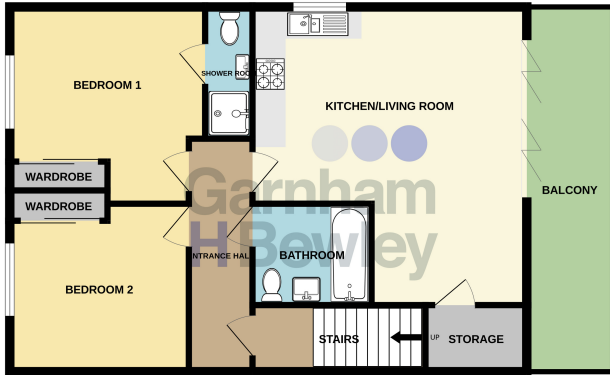
En-suite
8' 3" x 2' 11" (2.51m x 0.89m)

Bedroom 2
11' 3" x 10' 6" (3.43m x 3.20m)

Bathroom
7' 5" x 6' 3" (2.26m x 1.91m)

Outside Allocated Parking

FIRST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.
We warrant that the floor area is correct to the accuracy of the figures contained here, measurements of which, whether taken or not, shall be the responsibility of the client for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and appearance of the floor area may vary and no guarantee as to their accuracy or efficiency can be given.
Made with Hoxby 2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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