

Price

£225,000

Fairfield Road, East Grinstead



- First Floor
- Two Double Bedrooms
- Lounge/dining Room
- Refitted Kitchen
- Refitted Bathroom
- Retirement Property
- Communal Gardens and Parking

For further information contact Garnham H Bewley:

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

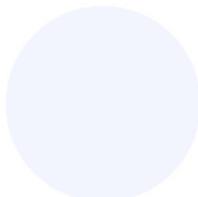


33 Fairview Court, Fairfield Road, East Grinstead, West Sussex RH19 4HD

Garnham H Bewley are delighted to offer for sale this immaculate two double bedroom first floor floor warden assisted retirement apartment which in our opinion is one of the better positioned and one of the biggest apartments within Fairview Court. The property has been tastefully modernised by the current owner with a stylish kitchen with granite work surfaces, newly fitted shower room, newly fitted heating system with smart radiators and really offers an opportunity to just turn the key and move in. This sought after retirement home has many benefits including Estate managers and assistants (24 hour cover), large residents lounge and function room, communal car parking, domestic assistance and laundry room, 1 hours domestic duties per week included, additional domestic help can be purchased, restaurant with waitress service open 365 days per years, wheelchair accessible and battery care store, guest suites and entry system.

The accommodation consists of the front door which leads to an spacious entrance hall with access to most of the principal rooms. The lounge/diner is a generous size with a feature electric fire, large window to the front aspect, access to airing cupboard and large storage cupboard and double doors to the kitchen. The kitchen is fitted with a range of wall and base level units with area of granite work surfaces, sink/drainer, integrated oven, built-in induction hob with extractor hood above, space for kitchen appliances, part tiled walls and a window to the front aspect. The two bedrooms are a good size with the master bedroom benefitting from a built-in wardrobe. The two bedrooms are complemented by the bathroom which features a walk-in shower area, wash hand basin, high level W.C and importantly, there is also non-slip flooring. The property is within striking distance of East Grinstead town centre.

Outside there is plenty of resident parking and gardens for all the residents to enjoy. The property is within 0.15 miles of East Grinstead town centre. The property is offered to the market with no chain.



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Accommodation

First Floor Entrance Hall

Kitchen

12' 9" x 6' 7" (3.89m x 2.01m)

Lounge/Dining Room

17' 1" x 14' 0" (5.21m x 4.27m)

Bedroom 1

11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom 2

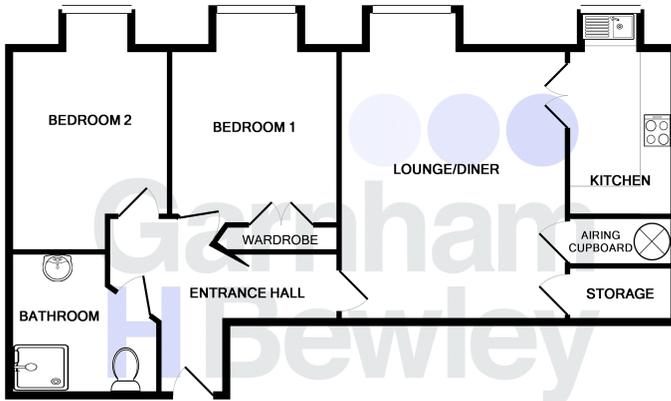
12' 6" x 9' 6" (3.81m x 2.90m)

Bathroom

9' 3" x 8' 8" (2.82m x 2.64m)

Outside Communal Gardens

Communal Parking



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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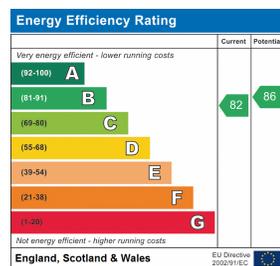


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East Grinstead
01342 410227



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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