

Guide Price

£425,000

Garnham
H Bewley

4 Charters Village Drive, East Grinstead



- First Floor Retirement Property
- Two Bedrooms
- Restaurant, library, community garden
- 24 hour emergency call alarm system
- Linen and weekly cleaner service
- Balcony Overlooking Communal Grounds
- Lounge/Dining Room
- En-suite and Bathroom

For further information contact Garnham H Bewley:

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



4 12, Fonteyn House, Charters Village Drive, East Grinstead, Surrey RH19 2GY

Guide Price £425,000 to £450,000. Garnham H Bewley are pleased to present to the market this stunning luxury first floor two double bedroom apartment boasting balcony with views over the communal gardens and ensuite to the master bedroom. Charters village really does offer it all! A beautifully kept development on the outskirts of East Grinstead, boasting a diverse 17 acre estate, with wonderful communal facilities and activities for all residents to enjoy including art and craft activities, nature trail, community gardening, club house with bistro and a busy social calendar! This is safe and secure independent living, but with the support network available if required. This is a lifestyle not to be missed and an early tour is highly advised!

The accommodation consists of communal door into communal entrance with stairs and lift to the first floor and access to communal patio and balconies. The front door to the apartment is situated on the first floor leading through to the entrance hall which provides access to two storage cupboards. The kitchen is set to the side of the property and has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, electric hob with extractor hood above, fridge/freezer, washing machine, dishwasher and window to the side aspect. The lounge/dining room is open plan to the kitchen and window and door leading onto the balcony. The main bedroom is set to the rear aspect with window, built in wardrobe and access onto the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C. and heated towel rail. Bedroom two also overlooks the rear aspect. There is also the family bathroom which has been fitted with a panel enclosed bath, wash hand basin, low level W.C. and heated towel rail.

Length of lease - 114 years

Ground rent - £300 a year

Service charge - £10,993 a year



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Accommodation

First Floor Entrance Hall

Kitchen

11' 4" x 11' 3" (3.45m x 3.43m) at widest points

Lounge/Dining Room

19' 6" x 12' 3" (5.94m x 3.73m)

Balcony

Bedroom 1

16' 0" x 10' 0" (4.88m x 3.05m)

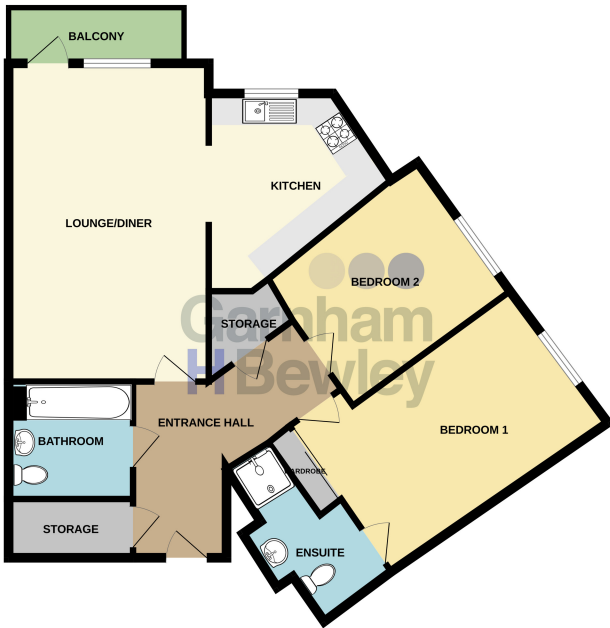
En-suite

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m)

Bathroom

FIRST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST STATIONS

Dormans Station 0.9 miles

East Grinstead Station 1.5 miles

Lingfield Station 2.1 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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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