

Price:

£100,000

1 Sackville Court, Fairfield Road, East Grinstead



- Well-Positioned Ground Floor Retirement Flat
- Double Bedroom with Integrated Wardrobes
- Fitted Kitchen & Bathroom
- Spacious Lounge / Diner
- Juliet Balcony with Far-Reaching Views
- Abundant Resident Parking and Gardens
- Close Proximity to East Grinstead High Street
- No Onward Chain

For further information contact Garnham H Bewley:

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



1 Sackville Court Fairfield Road, East Grinstead, West Sussex RH19 4HQ

Charming One-Bedroom Retirement Apartment (Ages 55+) – East Grinstead.

Ideally positioned within easy reach of East Grinstead's historic Tudor High Street, this attractive ground-floor one-bedroom retirement apartment combines modern comfort with a peaceful and well-maintained setting.

The spacious lounge/diner is bright and airy, featuring sliding doors that open onto a Juliet balcony with far-reaching views, allowing natural light to flood the room. Sitting neatly off the lounge/diner at the front of the property is a well-appointed fitted kitchen, thoughtfully designed to maximise both storage and workspace, making it as practical as it is inviting.

The generously proportioned bedroom is quietly located to the rear of the property and includes built-in wardrobes, providing both comfort and practicality. Additional storage is available via a large storage cupboard and a separate airing cupboard located by the front door.

The bathroom is fitted with a panel-enclosed bath, wash hand basin, and WC.

Residents of Sackville Court enjoy a range of facilities designed to support easy and secure living, including intercom-controlled entry, lift access to all floors, an on-site launderette, and a welcoming communal residents' lounge. The development is surrounded by well-kept communal gardens and benefits from ample resident parking. Warden assistance is provided, with 24-hour emergency pull cords installed throughout the apartment for added security.

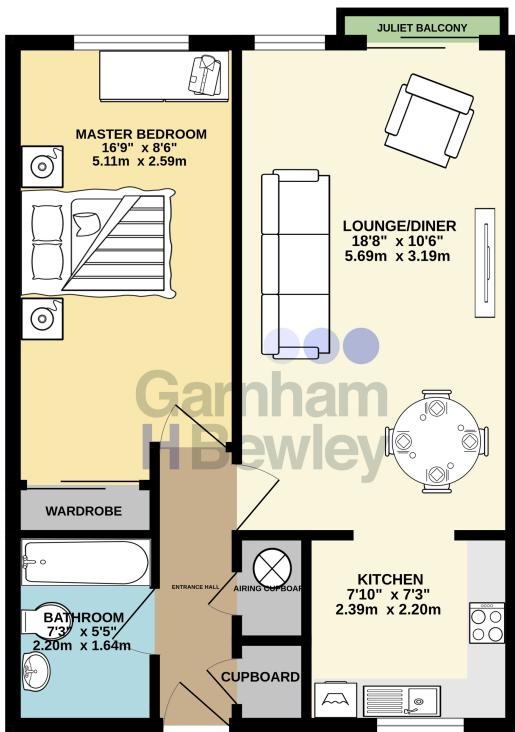
This delightful property presents an excellent opportunity for those seeking a comfortable, secure, and conveniently located retirement home.

Welcome
Home

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Accommodation

GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



Ground Floor Retirement Flat:
Lounge/Diner:
10' 6" x 18' 8" (3.20m x 5.69m)

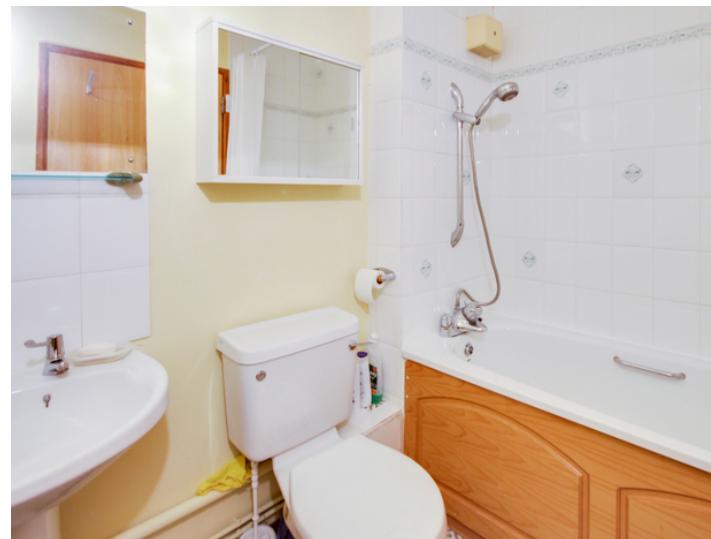
Kitchen:
7' 10" x 7' 3" (2.39m x 2.21m)

Master Bedroom:
8' 6" x 16' 9" (2.59m x 5.11m)

Bathroom:
5' 5" x 7' 3" (1.65m x 2.21m)

1 SACKVILLE COURT - FLOORPLAN

TOTAL FLOOR AREA: 490 sq ft. (45.6 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 mis-statement. The floorplan is for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62028



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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

Nearest Schools:

Estcots Primary School - Ofsted: Good (0.2 miles)

Sackville School - Ofsted: Good (0.3 miles)

The Meads Primary School - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (0.8 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	85
(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 2020/2019/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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