

# Garnham H Bewley

£275,000

Flat 5, 31 Moat Road, East Grinstead



- First Floor Apartment
- Two Double Bedrooms
- Refitted Kitchen
- Recently Modernised
- Family Bathroom
- Balcony
- Great Access for the Town Centre
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Flat 5, 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 apartment offering spacious accommodation with the added bonus of balcony, 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 boasts a refitted kitchen/living room with fitted appliances, main bedroom with walk in wardrobe, second bedroom with fitted wardrobe, family bathroom and balcony with access from the living area and main bedroom. Internal viewings come highly recommended to fully appreciate this great example of a two double bedroom apartment.

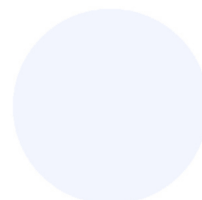
The accommodation consists of front door into entrance hall with doors to all principal rooms. The kitchen/living room is situated to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, electric hob with extractor hood above, fridge/freezer, dishwasher, washing machine and French doors leading onto the balcony. The master bedroom has a window to the rear aspect built in wardrobe and access to the balcony. The second bedroom overlooks the rear aspect with fitted wardrobe. 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.

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**  
20' 0" x 11' 2" (6.10m x 3.40m)

## Balcony

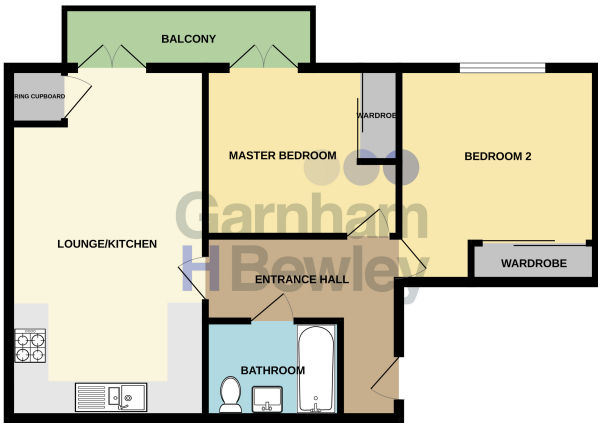
**Main Bedroom**  
12' 3" x 10' 2" (3.73m x 3.10m)

**Bedroom 2**  
11' 1" x 9' 8" (3.38m x 2.95m)

**Bathroom**  
7' 9" x 5' 7" (2.36m x 1.70m)

**Outside  
Allocated Parking**

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, doors and any other items are approximate and to be considered as an indication only. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, appropriateness or applicability of these plans and floor levels and no guarantee as to their applicability or accuracy can be given.  
Made and verified on: 01/02/2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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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