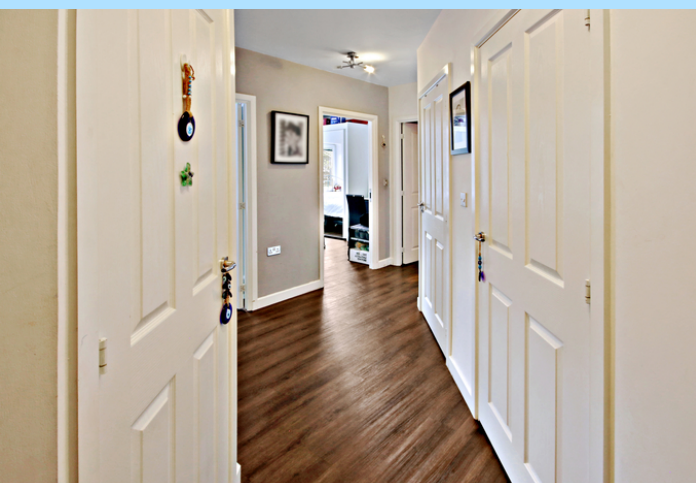


Price:

£275,000

Flat 15 Fosters Place, East Grinstead



- Ground Floor Apartment
- Two Double Bedrooms
- Open-Plan Kitchen / Living Area
- Tastefully Appointed Kitchen with Appliances
- Family Bathroom & En-Suite
- Allocated Parking Space
- Stone's Throw from East Grinstead Railway Station
- No Onward Chain

For further information contact Garnham H Bewley:

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



Flat 15 Kiln House, Fosters Place, East Grinstead, West Sussex RH19 1EX

Garnham H Bewley are delighted to offer for sale this fabulous two bedroom ground floor apartment, superbly positioned; just a stone's throw from East Grinstead's mainline railway station and within walking distance to its historic Tudor high street.

The accommodation consists of a large open-plan kitchen / living space, two double bedrooms, en-suite shower room and main bathroom. The kitchen has been stylishly fitted with a range of base and wall level units and comes complete with integrated dishwasher, electric cooker, gas hob (with extractor above), integrated fridge/freezer and built-in washer dryer. The lounge is bright and airy and has a large, floor-to-ceiling curved feature window.

Both bedrooms easily fit King-size beds, and include floor to ceiling freestanding mirrored wardrobes which are included in the sale. The master bedroom is adjoined by an en-suite shower room, fitted with a low level WC, wash-hand basin, heated towel-rail and corner shower cubicle. Bedroom Two is complimented by the main bathroom, which has been tastefully appointed with a panel-enclosed bath, with shower above, wash-hand basin, heated towel rail and low level WC. Both bathrooms are tiled.

Outside, the apartment benefits from an allocated parking space and a communal bike store.

This is a fantastic opportunity for a First Time Buyer or Buy to Let Investor.



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Ground Floor Apartment Open Plan Lounge / Kitchen / Diner 19' 9" x 16' 2" (6.02m x 4.93m)

Master Bedroom

11' 2" x 10' 8" (3.40m x 3.25m)

Bedroom Two

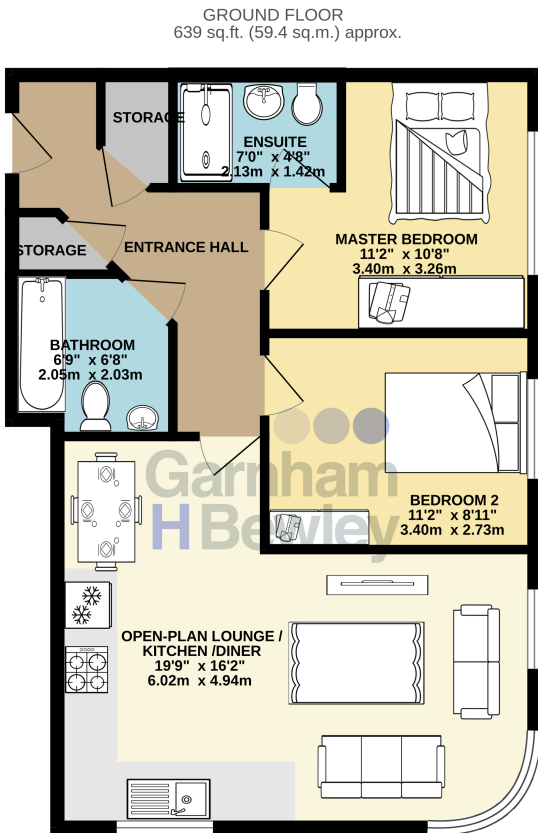
11' 2" x 8' 11" (3.40m x 2.72m)

En-Suite

7' 0" x 4' 8" (2.13m x 1.42m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)



15 KILN HOUSE - FLOORPLAN

TOTAL FLOOR AREA - 639 sq.ft. (59.4 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 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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NEAREST STATIONS:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

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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