



**Spitfire Court  
Hollands Way  
East Grinstead  
West Sussex  
RH19 3EN**

**Offers in Excess of £180,000**

**bettermove**

# Hollands Way

## East Grinstead

Bettermove are proud to present this 1 bedroom maisonette in East Grinstead. available with no forward chain.

The property benefits from double glazing, electric central heating throughout and has one allocated parking space available.

The council tax band is B.

This is a leasehold property with 110 years remaining on the lease; the ground rent is £300.00 per annum, the service charge is £861.65, split into two payments and the buildings insurance is £350.00 per annum.

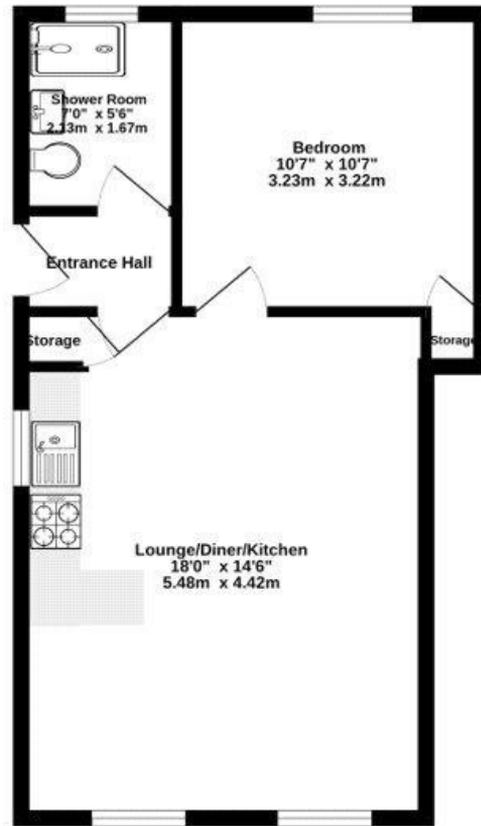
The interior of this beautifully presented, ground floor property comprises an open plan lounge/dining/kitchen area, one double bedroom and a shower room. The exterior boasts a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular town of East Grinstead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from East Grinstead Railway Station, local bus routes and close access to the A22, leading to the M23.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ground floor  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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