

Price:

£130,000

25 Sackville Court Fairfield Road, East Grinstead



- Stunning First Floor Retirement Apartment
- One Double Bedroom
- Stylishly Fitted Kitchen
- Completely Renovated Throughout
- Bright & Airy Lounge/Diner with Juliet Balcony
- Abundant Resident Parking and Gardens
- Excellently Positioned close to East Grinstead High Street

For further information contact Garnham H Bewley:

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

Charming One-Bedroom Retirement Property in East Grinstead (for ages 55+)

Located within striking distance of East Grinstead's historic Tudor high street, this delightful one-bedroom retirement apartment offers a perfect blend of modern living and comfort in a peaceful setting. Recently refurbished throughout, the property boasts a brand new kitchen featuring stylish units, a freestanding fridge-freezer, cooker, and sleek work surfaces.

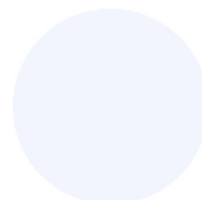
The spacious lounge, bright and airy, benefits from new sliding doors that open out onto a Juliet balcony, flooding the room with natural light. New glazing and carpets have been installed across the property, and all electrical systems have been upgraded to ensure peace of mind for the new owner.

The master bedroom, located at the rear of the property, is generously sized with built-in wardrobes, offering both space and convenience. A large walk-in storage cupboard sits at the end of the entrance hall, providing additional storage options.

The bathroom is in excellent condition, featuring a panel-enclosed bath, hand basin, and WC.

Sackville Court offers a range of facilities designed for ease of living, including secure intercom access, lift access throughout the building, an onsite launderette, and a communal residents' lounge. For those who enjoy the outdoors, there are beautifully maintained communal gardens surrounding the complex, as well as ample resident parking. The development is warden-assisted, ensuring security and comfort, with emergency 24-hour pull-cords fitted throughout the property.

This property offers a wonderful opportunity for those seeking a peaceful and well-equipped retirement home, close to local amenities, with everything you need for independent living.



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## First Floor Retirement Apartment:

### Entrance Hall:

2' 11" x 19' 2" (0.89m x 5.84m)

### Lounge/Diner:

15' 3" x 9' 11" (4.65m x 3.02m)

### Kitchen:

7' 8" x 7' 0" (2.34m x 2.13m)

### Master Bedroom:

15' 3" x 9' 3" (4.65m x 2.82m)

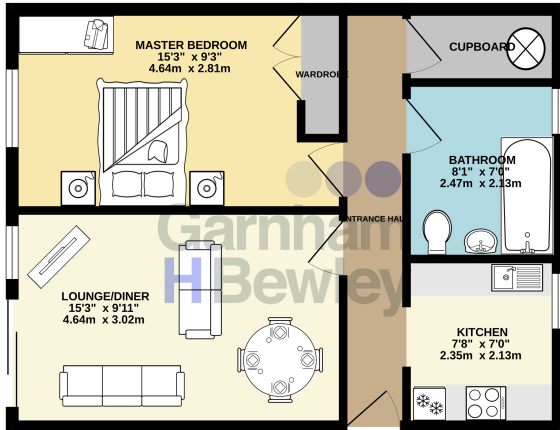
### Bathroom:

8' 1" x 7' 0" (2.46m x 2.13m)

### Storage Cupboard:

7' 1" x 3' 0" (2.16m x 0.91m)

FIRST FLOOR RETIREMENT APARTMENT  
481 sq.ft. (44.6 sq.m.) approx.



25 SACKVILLE COURT - FLOORPLAN

TOTAL FLOOR AREA: 481 sq.ft. (44.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, corridors, stairs and any other parts of the apartment are the responsibility of the client for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such to only provide a guide. The architect, surveyor and planning officer have not been asked and do not guarantee as to their accuracy or efficiency can be given.   
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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)

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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