

Garnham H Bewley

Flat 43 Portland Road, East Grinstead

Price:
£105,000



- Retirement Property for ages 55+
- One Double Bedroom
- Tastefully Fitted Kitchen & Bathroom
- Excellent Condition Throughout
- Communal Gardens & Parking
- Resident's Lounge
- 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



Flat 43 Forest Lodge, Portland Road, East Grinstead, West Sussex RH19 4EZ

Garnham H Bewley are pleased to present to the market this second floor one bedroom retirement property, situated just a stone's throw from East Grinstead's historic Tudor high street and a short walk from East Grinstead's mainline railway station.

The living accommodation consists of a a bright and airy lounge/diner, which sits adjoined and semi-open-plan to the kitchen. There are two large cupboards built into the eaves which sit either side of the lounge window. The kitchen has been tastefully fitted with a range of base and wall-level units, sink with drainer, integrated electric oven & hob, whilst still leaving space for a freestanding upright fridge/freezer. The bedroom sits beside the lounge, also to the rear of the property. It comfortably accommodates a double bed and has some built in storage as well.

The bathroom is well appointed with a panel-enclosed bathtub, low-level WC, wash-hand basin (with storage below) and a heated towel rail. There is an airing cupboard in the bathroom, housing the hot water cylinder and providing additional storage. There is also a large storage cupboard in the entrance hall which stores a plumbed in washing machine.

There are a variety of communal facilities within Forest Lodge itself, such as a residents' living room, guest suite, lift access, 24-hour emergency helpline pull-cords in every room, and telephone entry-system. There is also a security gate to the rear of the development which leads under an archway directly through to East Grinstead High Street.

Outside, the property offers beautifully landscaped communal gardens and an abundance of resident and visitor parking spaces.

This property is offered to the market with no onward chain.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Second Floor Retirement Apartment Lounge / Diner

13' 7" x 12' 0" (4.14m x 3.66m)

Bedroom

13' 7" x 8' 8" (4.14m x 2.64m)

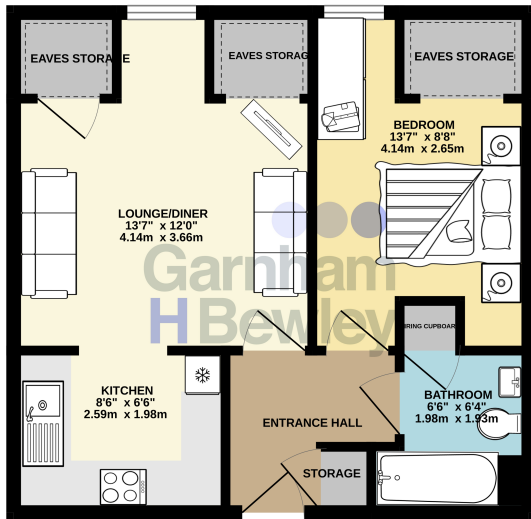
Kitchen

8' 6" x 6' 6" (2.59m x 1.98m)

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

SECOND FLOOR RETIREMENT
APARTMENT
414 sq.ft. (38.5 sq.m.) approx.



43 FOREST LODGE - FLOORPLAN

TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan CP1024.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.6 miles)

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

For further information contact Garnham H Bewley:
 Tel: 01342410227 | Email: eastgrinstead@garnhamhbewley.co.uk