

Price:

£175,000

21 Fairfield Road, East Grinstead



- First Floor Retirement Property
- Two Bedrooms
- Lounge/Dining Room
- Balcony
- Kitchen
- Communal Gardens
- Communal Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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

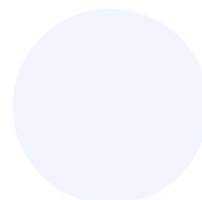


21 Great House Court, Fairfield Road, East Grinstead, West Sussex RH19 4HE

Garnham H Bewley are delighted to present to the market this well presented two double bedroom, first floor retirement property. Offered to the market with no onward chain. This overs 60s development is ideally located within close proximity to both the main town centre and mainline train station.

The ground floor consists of a welcoming residents hallway where there are stairs and a lift to all floors. The apartment is located on the first floor and benefits from a generous entrance hall where there are doors leading to all rooms. The main lounge / dining area is a spacious and bright room benefiting from a private balcony and two windows over looking the residents garden and neighbouring woodlands. The separate kitchen is fitted with a range of wall and base level units providing ample storage and work surface. There is space for a selection of appliances and a window over looking side aspect. Both bedrooms are a generous size and the main bedroom benefits from built in wardrobes. The bathroom is fitted with a panel enclosed bath, low level WC, wash hand basin and large mirror.

Outside, the property enjoys the use of the resident garden which is beautifully maintained and is an enjoyable space for all the residents to use. There is also resident parking and the development is located just a few minutes walk from the main town centre.



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FIRST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

First Floor Entrance Hall

Kitchen

8' 2" x 8' 2" (2.49m x 2.49m)

Lounge/Dining Room

16' 9" x 11' 5" (5.11m x 3.48m)

Main Bedroom

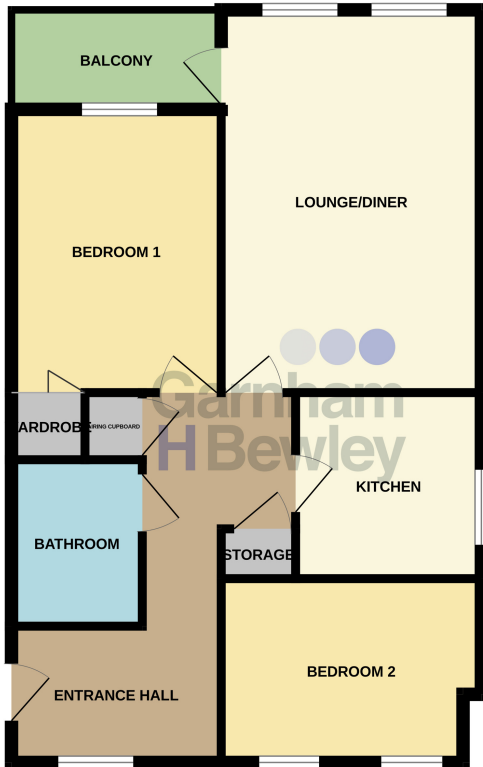
12' 5" x 9' 2" (3.78m x 2.79m)

Bedroom 2

11' 5" x 8' 1" (3.48m x 2.46m)

Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

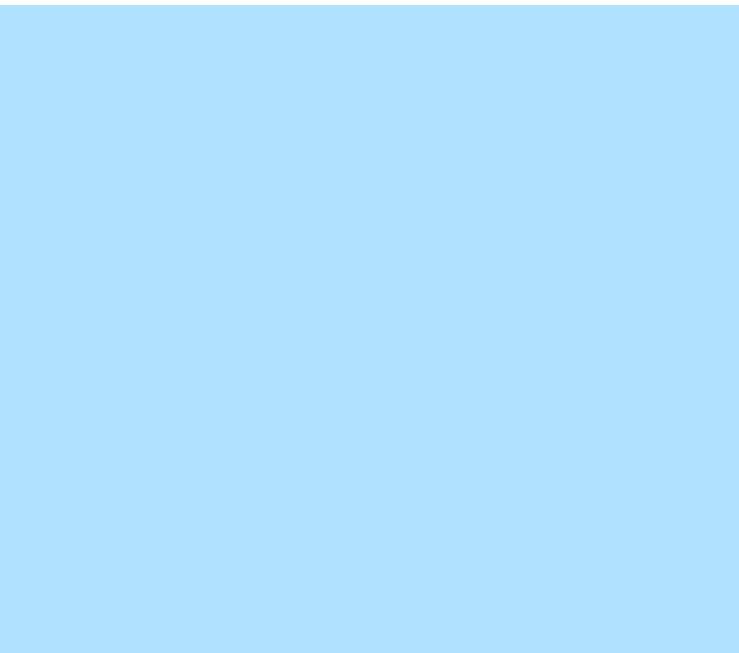


TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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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