

Guide Price

£85,000

£75,000

Garnham  
H Bewley

32 Ashdown Gate, London Road, East Grinstead



- Retirement Property for ages 55+
- Studio Apartment
- Open Plan Lounge/Bedroom Area
- Kitchen
- Wet Room
- Communal Lounge
- Residents Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



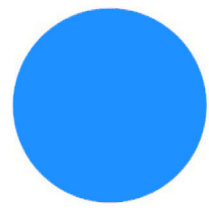
## 32 Ashdown Gate, London Road, East Grinstead, West Sussex RH19 1FG

Garnham H Bewley are pleased to present to the market this second floor studio apartment. Ashdown Gate is an Independent Living Development with a Visiting Development Manager conveniently situated within approximately 5 minute walk to Aldi and 2 minutes to the bus stop and offers Residents parking, lift, Communal laundry, communal lounge where there is Social events such as coffee mornings, quiz and board games. The development is restricted to ages 55 and over. The accommodation boasts a open plan lounge/bedroom area with bay window to the front aspect and window to the side, kitchen with integrated oven, electric hob, space for fridge/freezer and window and a wet room ideal for easy access showering. The property is offered with no onwards chain and Internal viewings come highly recommended to fully appreciate this great example of a studio apartment.

Lease 125 years from 1990

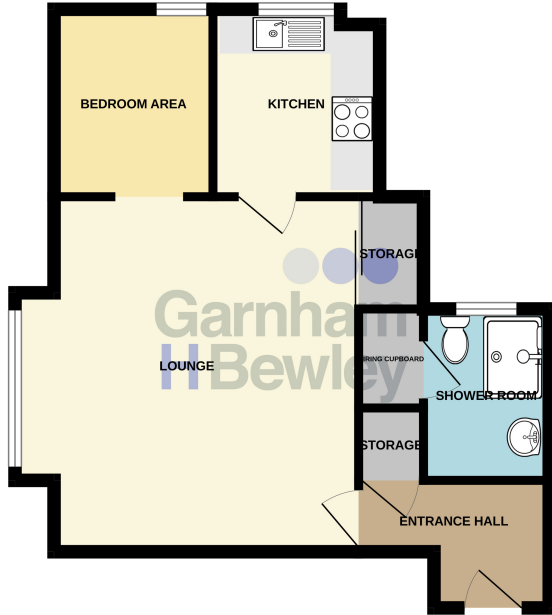
Service Charge £1788 every 6 months

Ground Rent £300 per annum



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SECOND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



## Second Floor Entrance Hall

**Lounge Area**  
15' 6" x 15' 0" (4.72m x 4.57m)

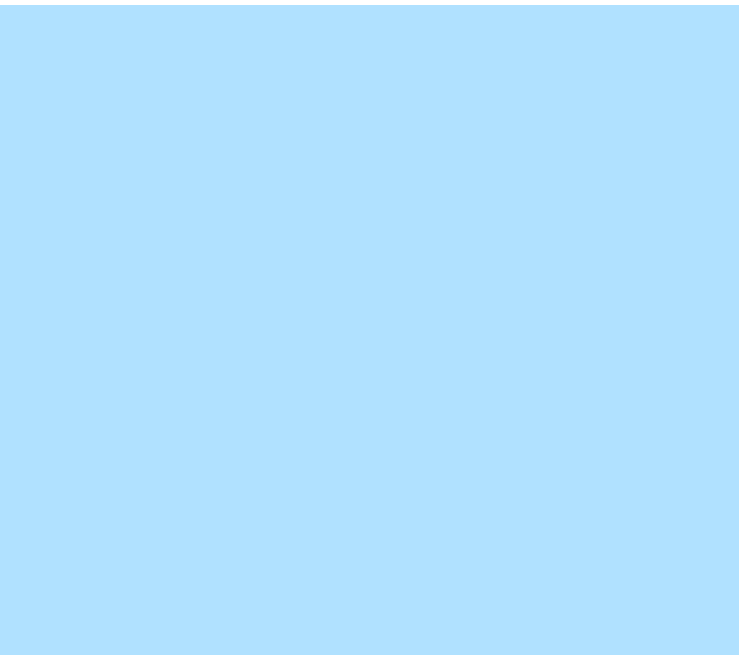
**Bedroom Area**  
8' 2" x 6' 11" (2.49m x 2.11m)

**Kitchen**  
7' 6" x 6' 11" (2.29m x 2.11m)

**Wet Room**  
7' 10" x 5' 6" (2.39m x 1.68m)

TOTAL FLOOR AREA: 449 sq.ft. (41.7 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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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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