

£250,000

Price

Garnham
H Bewley

43 Tower Close, East Grinstead



- Ground Floor
- Two Double Bedrooms
- Lounge/Dining Room
- Open Plan Kitchen
- En-suite to the Master Bedrooms
- Family Bathroom
- Allocated Parking

For further information contact Garnham H Bewley:

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

Accommodation

Ground Floor Ground Floor

Entrance Hall

Lounge/Dining Room
16' 11" x 13' 7" (5.16m x 4.14m)

Kitchen
9' 7" x 9' 7" (2.92m x 2.92m)

Master Bedroom
11' 3" x 10' 2" (3.43m x 3.10m)

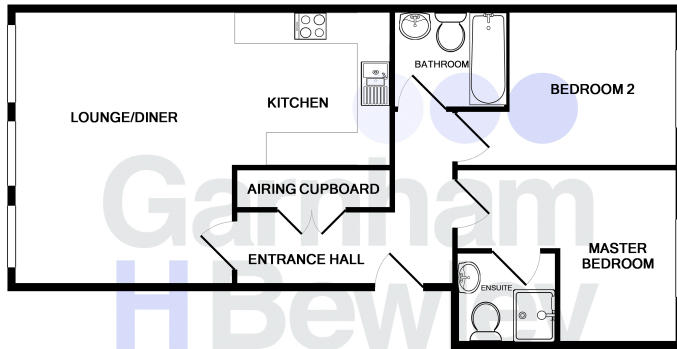
En-suite
6' 4" x 5' 9" (1.93m x 1.75m)

Bedroom 2
10' 6" x 9' 9" (3.20m x 2.97m)

Main Bathroom
7' 1" x 6' 1" (2.16m x 1.85m)

Outside Outside

Allocated Parking



TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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43 Tower Close, East Grinstead RH19 3RT

Garnham H Bewley are pleased to present to the market this spacious two double bedroom ground floor apartment offered in our opinion in excellent condition throughout and is offered for buy to let investors only. The property boasts lounge/dining room, open plan kitchen, en-suite to the master bedroom family bathroom and allocated parking. Internal viewings come highly recommended to fully appreciate this great example of a ground floor apartment.

The ground floor consist of communal door into communal entrance with front door to entrance hall. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, space for fridge/freezer, washing machine, integrated cooker, electric hob and extractor hood above. The lounge dining room is open plan to the kitchen with triple window to the front aspect. The main bedroom and bedroom two are set to the rear of the property with the main bedroom benefitting from a fitted wardrobe and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail and shaver point. The main bathroom has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail and shaver point.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		61	78
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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