

Garnham H Bewley

£155,000

London Road, East Grinstead



- Ground Floor Apartment
- Two Double Bedrooms
- Newly Fitted Kitchen
- Redecorated Throughout
- Communal Gardens and Parking
- Close Proximity to Shops
- No Onward Chain

For further information contact Garnham H Bewley:

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



8 Felwater Court, London Road, East Grinstead, West Sussex RH19 1QR

Garnham H Bewley are delighted to offer for sale this spacious two bedroom ground floor retirement apartment for ages 60 and above in the ever-popular Felwater Court. The property is conveniently located close to local shops and bus links, set within attractive grounds and is offered to the market with no onward chain. Aspects of the property have been recently refurbished, including the kitchen, the fuse board and the windows; creating an overall modern retirement flat which is ready to move into.

The entrance hall opens up to bedrooms either side at the front of the property, and leads onto access to the lounge and bathroom at the rear. There is ample storage in the property, particularly in the hall where there are two large cupboards, one of which houses the apartment's gas fired combi-boiler. The Master bedroom is very spacious and comes complete with fitted wardrobes and TV point. Bedroom two is large enough for a double bed and has a window to the front of the property.

The lounge/diner lets in an abundance of natural light and has double-glazed French doors which open onto a small patio area and leads to communal grounds. The lounge caters for satellite TV and has a telephone point also. The kitchen has recently been refitted and has space for dishwasher, washing-machine and fridge freezer. It also has an integrated electric oven and hob and a large utility cupboard. The bathroom has a double length shower, low level W/C and wash hand-basin.

Outside there is ample parking and beautifully kept communal gardens.



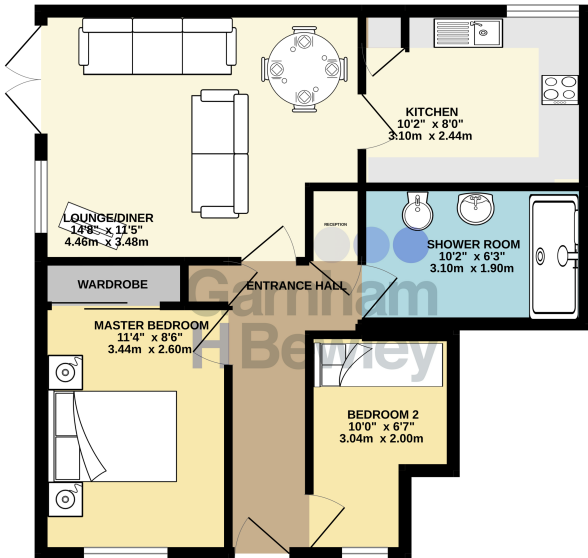
Welcome
Home



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Accommodation

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been listed and no guarantee as to their quantity or efficiency can be given.
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Lounge/Diner
14' 7" x 11' 5" (4.45m x 3.48m)

Kitchen
10' 2" x 8' 0" (3.10m x 2.44m)

Master Bedroom
8' 6" x 11' 4" (2.59m x 3.45m)

Bedroom 2
6' 7" x 10' 0" (2.01m x 3.05m)

Shower Room
10' 2" x 6' 3" (3.10m x 1.91m)



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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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