

Guide Price:  
£210,000

£190,000

Garnham  
**H** Bewley

Flat 1 Hollands Way, East Grinstead



- Ground Floor Maisonette
- One Double Bedroom
- Fitted Kitchen
- Living Area
- Bathroom
- Private Garden
- Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



## Flat 1 Spitfire Court, Hollands Way, East Grinstead, West Sussex RH19 3EN

Guide price £190,000 to £210,000. Garnham H Bewley are delighted to offer for sale this spacious one double bedroom ground floor maisonette situated in a tucked away position with the added bonus of parking and a private rear garden. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a ground floor maisonette.

The accommodation comprises of front door to the side aspect leading to the entrance hall, kitchen/living room which is fitted in a range of wall and base level units with area of work surfaces, one bowl sink drainer, built in oven with hob and cooker hood above, space for washing machine and further kitchen appliances, double aspect windows to the side and front aspect, inset ceiling lighting and a storage cupboard.

The shower room comprises of double shower cubicle with wall mounted shower and glass shower screen, low level W.C, vanity style wash hand basin with mixer tap, heated towel rail, part tiled walls and a window to the rear aspect. The master bedroom is of a generous size and has a built in single wardrobe.

Outside the property to the front is enclosed with wrought iron railings and gate, parking and a rear garden with a patio area, storage shed and fencing enclosing the garden.

125 years from May 2011 = 112 years left

Building Insurance £350 for the year

Service charges £861.65 split into 2 bills, one in Mar and one in Sept

Ground Rent £300

Council tax band B

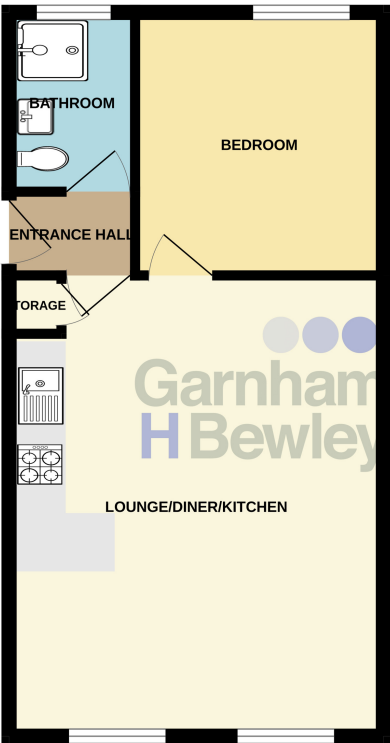
New Disabled width front door fitted Oct 2021

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# Accommodation

GROUND FLOOR



Ground Floor  
Entrance Hall

Kitchen/Living Room  
17' 11" x 14' 6" (5.46m x 4.42m)

Bedroom  
10' 7" x 10' 2" (3.23m x 3.10m)

Shower Room

Outside  
Garden

Parking

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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## Transport Information

Nearest stations:

East Grinstead (1.2 miles)

Dormans (1.3 miles)

Lingfield (2.7 miles)

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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