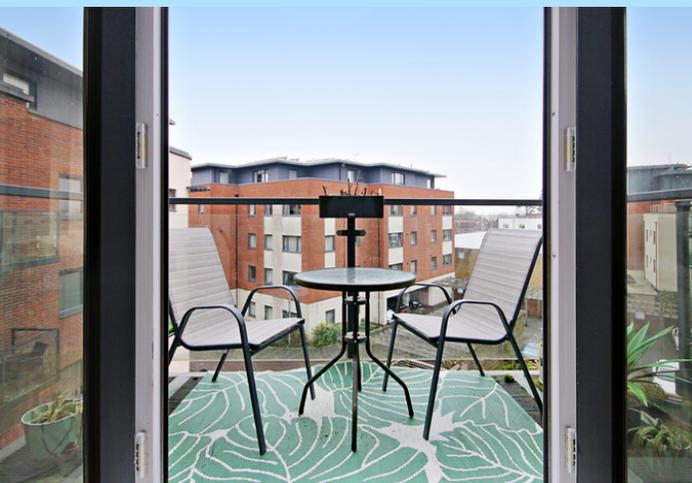


Price:

£275,000

Flat 45 Fosters Place, East Grinstead



- Two Bedroom Apartment
- Third Floor
- Kitchen/Lounge/Diner
- Balcony
- En-Suite
- Family Bathroom
- Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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



## Flat 45 Kiln House, Fosters Place, East Grinstead, West Sussex RH19 1EX

Garnham H Bewley are delighted to offer for sale this spacious two bedroom third floor apartment benefitting from a spacious kitchen/lounge with balcony and an en-suite to the master bedroom. The property has gas radiator central heating and has been tastefully modernised by the current owner to provide a light and stylish living space.

The accommodation consists of communal entrance hall with security telephone intercom system, lift and stairs to the third floor. The private entrance hall has a good size storage cupboard and doors to all the principal rooms. The fabulous kitchen/lounge/diner enjoys French doors leading onto a balcony. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surface, one and a half bowl sink/drain with mixer tap, built in oven with four ring hob with glass splash back, cooker hood above, space for washing machine and upright fridge/freezer, upstands, part tiled walls and laminate wood flooring.

There are two double bedrooms of which the master bedroom has built in wardrobes and a well-appointed en suite which is fitted with a double shower With glass sliding door, low level W.C, wash hand basin, heated towel rail and part tiled walls. The second bedroom is complemented by the family bathroom which is fitted in a white suite with panel enclosed bath with shower above, low level W.C, wash hand basin, heated towel rail and part tiled walls.

Outside the property there is communal outside space and an under cover parking space. This generous size apartment is situated superbly for East Grinstead mainline railway station and East Grinstead town centre.



For further information contact Garnham H Bewley:  
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# Accommodation

## Third Floor Entrance Hall

**Kitchen/Lounge/Diner**  
20' 5" x 15' 2" (6.22m x 4.62m)

**Balcony**

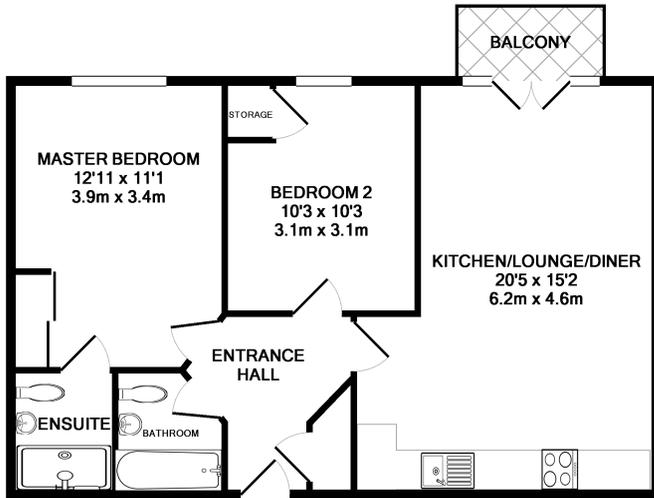
**Master Bedroom**  
12' 11" x 11' 1" (3.94m x 3.38m)

**En-suite**

**Bedroom 2**  
10' 3" x 10' 3" (3.12m x 3.12m)

**Bathroom**

**Parking**



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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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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