

£187,950

Garnham
H Bewley

Flat 5 Fosters Place, East Grinstead



- Stunning Apartment
- One Bedroom
- First Floor
- Open Plan Kitchen/Lounge
- Bathroom
- Close To Station
- No Onwards Chain
- ideal for investors or First Time

For further information contact Garnham H Bewley:

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

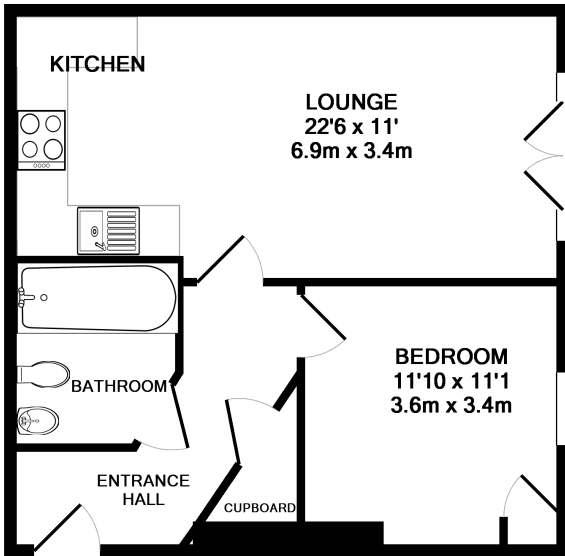
Accommodation

First Floor Entrance Hall

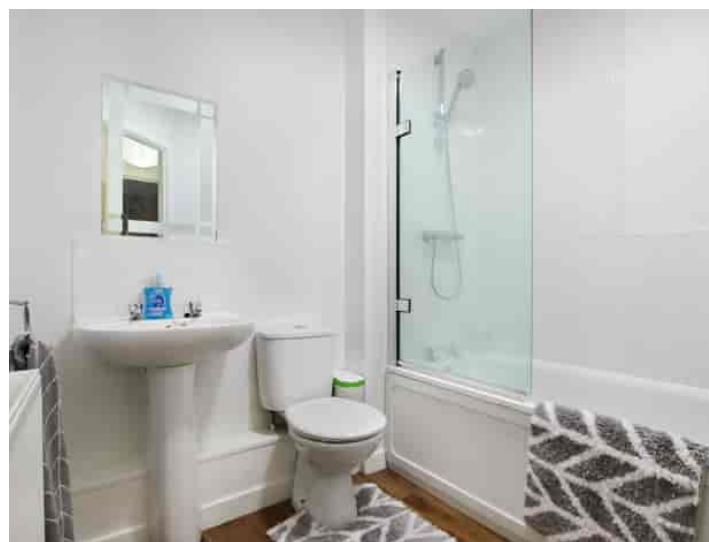
Kitchen/Living Room
22' 6" x 11' 0" (6.86m x 3.35m)

Bedroom
11' 10" x 11' 1" (3.61m x 3.38m)

Bathroom



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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Flat 5 Kiln House, Fosters Place, East Grinstead, West Sussex RH19 1EX

Garnham H Bewley are delighted to offer for sale this excellent example of a spacious modern one double bedroom first floor apartment within a short stroll to either the town centre or main line train station. The countryside is not far away either. Nor are Gatwick, M23, A22 and other commuter links.

The accommodation comprises of communal entrance with stairs and lift to the first floor. The front door opens to the entrance hall which has a generous size storage cupboard. The spacious living/kitchen area offers a beautifully finished kitchen fitted in a comprehensive range of wall and base level units with area of work surface, one bowl sink/drainers with mixer tap, integrated fridge/freezer, washing machine, dishwasher, electric oven with four ring gas hob and cooker hood above. The lounge area has the luxury of a Juliet balcony with French doors creating great light into the apartment. The apartment has a spacious bedroom with built in storage housing the boiler. The bedroom enjoys the same aspect as the living area and is complimented by the well-appointed bathroom fitted with a panel enclosed bath with shower above and glass shower screen, low level W.C, wash hand basin and part tiled walls.

Internal viewings come highly recommended to fully appreciate this beautiful apartment. This lovely apartment would be ideal for first time buyers or a great investment opportunity with the mainline railway station to London Victoria being within walking distance.



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Transport Information

Nearest stations
 East Grinstead (0.2 mi)
 Dormans (2.0 mi)
 Lingfield (3.3 mi)

East Grinstead
01342 410227

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 82 | 82 |
| | | 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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