

£250,000

Flat 7, 84-86 Moat Road, East Grinstead



- Split Level Flat
- One Double Bedroom
- Separate Bathroom
- Separate Modern Kitchen
- Open Plan Lounge / Dining
- Beautifully Presented Throughout
- Allocated Parking
- Close To Town & Station

For further information contact Garnham H Bewley:

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



Flat 7, 84-86 Hanover House, Moat Road, East Grinstead, West Sussex RH19

Garnham H Bewley are delighted to present to the market this beautifully presented and truly unique one bedroom split level apartment. This lovely property comprises a spacious lounge diner, separate modern kitchen, main double bedroom, ample storage throughout, allocated parking space and is presented to the market in excellent condition.

The main entrance hallway is located on the first floor with the split level layout leading up to the second floor. Within the hallway there is access to the main bedroom, large storage cupboard, main bathroom and stairs leading to the second floor. The main bedroom is a generous size double and benefits from a pleasant view out towards the rear gardens and large built in wardrobe/storage cupboard. The main bathroom is fitted with a freestanding bath with shower and shower screen, low-level WC, wash hand basin and privacy style window facing the side aspect.

The staircase which is located on the lower level leads up to the second floor and opens up into the main open plan lounge/dining area. The lounge is a fantastic size and benefits from vaulted ceilings and a window facing the communal gardens. The lounge/diner offers space for a variety of living style furniture and access to the separate modern kitchen. The kitchen is fitted with a range of wall and base level units creating ample worksurface and storage. Within the kitchen there is a selection of integrated appliances, tiled splashback and two windows providing plenty of light.

Outside the property enjoys access to communal gardens which are very well maintained and offer space for everyone to enjoy. This property also benefits from an allocated parking space which is located at the front of the development.

Overall this property is presented to the market in excellent condition throughout and is located just a couple of minutes from the main high Street, mainline train station and a selection of amenities.



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Accommodation

First Floor

Entrance Hallway

Master Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Storage Cupboard

Second Floor

Lounge/Diner

14' 6" x 13' 0" (4.42m x 3.96m)

Kitchen

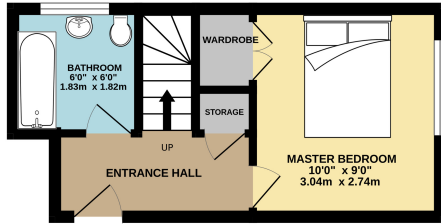
12' 2" x 5' 11" (3.71m x 1.80m)

Outside

Resident Gardens

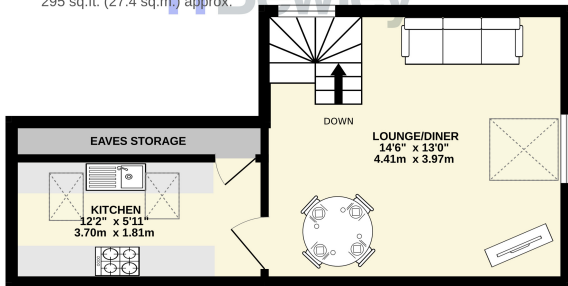
Allocated Parking

FIRST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



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H Bewley**

SECOND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

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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NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 1.9 miles

Lingfield Station - 3.2 mile

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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