

£125,000

Flat 37 Portland Road, East Grinstead



- Retirement Property for ages 55+
- Close Proximity to East Grinstead High Street
- Communal Gardens and Parking
- Communal Lounge
- One Double Bedroom
- Spacious Lounge / Diner
- Excellent Condition Throughout
- No Onwards Chain

For further information contact Garnham H Bewley:

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



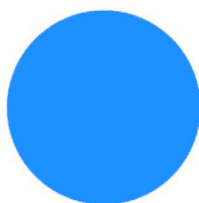


## Flat 37 Forest Lodge, Portland Road, East Grinstead, West Sussex RH19 4EZ

Garnham H Bewley are pleased to present to the market this second floor one bedroom retirement property set within a popular road of East Grinstead offering great access to the town centre. The accommodation currently boasts kitchen with window, lounge, Master bedroom and shower room. There are communal facilities within Forest Lodge itself, such as a residents' living room and a guest suite. There is also a security gate to the rear of the development which leads under an archway directly through to East Grinstead High Street. The property is offered to the market with no onwads chain and internal viewings come highly recommended to fully appreciate this great example of a retirement property.

The accommodation consists of front door into entrance hall with access to a storage cupboard and airing cupboard. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, fitted oven, under counter fridge & freezer and washing machine. The lounge is bright and spacious and comes complete with an electric fireplace. The bathroom has been fitted with a shower cubicle, wash hand basin and low level W.C.

Outside, the property offers beautifully kept communal gardens and an abundance of car parking spaces.



Welcome  
Home



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# Accommodation

## Second Floor Retirement Flat

### Lounge / Diner

10' 5" x 16' 7" (3.17m x 5.05m)

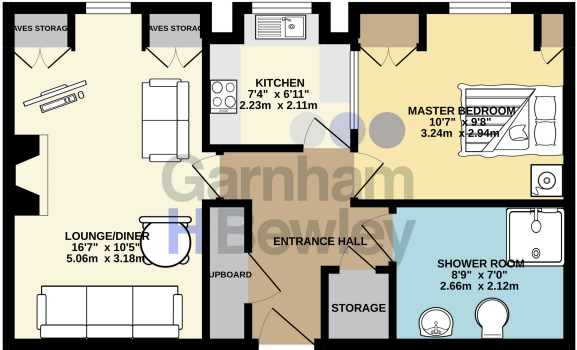
### Kitchen

7' 4" x 6' 11" (2.24m x 2.11m)

### Master Bedroom

10' 7" x 9' 8" (3.23m x 2.95m)

449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 449 sq.ft. (41.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, sections, areas 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 a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex C2002



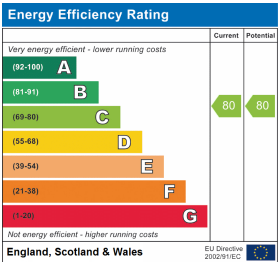
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East Grinstead Station  
0.5 miles  
Dormans Station  
2.4 miles  
Lingfield Station  
3.7 miles

**East Grinstead**  
**01342 410227**



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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