

Guide Price

£275,000

Garnham
H Bewley

Flat 46 Fosters Place, East Grinstead



- Third Floor Apartment
- Two Double Bedrooms
- Refitted Kitchen
- Balcony
- En-suite and Bathroom
- Communal Garden
- Allocated Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



Flat 46 Kiln House, Fosters Place, East Grinstead, West Sussex RH19 1EX

Guide Price £275,000 to £285,000. Garnham H Bewley are delighted to offer for sale this spacious two bedroom third floor apartment benefitting from a spacious refitted 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, sink/drainage with mixer tap, built in oven, electric hob with cooker hood above, space for fridge/freezer, washing machine and upright fridge/freezer.

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, 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 allocated parking space. This generous size apartment is situated superbly for East Grinstead mainline railway station and East Grinstead town centre.



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Accommodation

Third Floor Entrance Hall

Kitchen/Living Room
21' 0" x 15' 2" (6.40m x 4.62m)

Balcony

Main Bedroom
12' 9" x 11' 1" (3.89m x 3.38m)

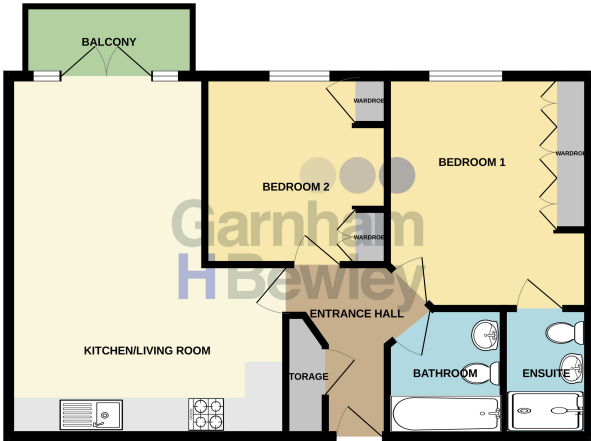
En-suite
6' 6" x 4' 7" (1.98m x 1.40m)

Bedroom 2
10' 4" x 10' 0" (3.15m x 3.05m)

Bathroom
6' 8" x 6' 2" (2.03m x 1.88m)

**Outside
Parking**

THIRD FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA - 630 sq.ft. (58.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained here, measurements of items, fixtures, fittings 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 for any prospective purchase. The various options and appliances shown here are not included and the guarantee as to their availability is hereby withdrawn.
Made with Metropack CAD/CAM



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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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