

Price

£220,000

Flat 3, Hanover House Moat Road, East Grinstead,



- Ground Floor Flat
- One Double Bedroom
- Spacious lounge / Diner
- Separate Modern Kitchen
- Beautiful Condition Throughout
- Modern Bathroom
- Communal Garden
- Resident Parking

For further information contact Garnham H Bewley:

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



Flat 3, Hanover House Moat Road, East Grinstead, West Sussex RH19 3LL

Garnham H Bewley are delighted to present to the market this one double bedroom, ground floor flat boasting its own external entrance. The property comprises a welcoming entrance hall, a spacious lounge, double bedroom, separate kitchen, main bathroom, communal gardens and resident parking.

The main lounge / dining area is a generous size and is located towards the front of the property with large bay window allowing plenty of light. The separate kitchen is fitted with a range of wall and base level units, providing space for a selection of appliances and storage space. The master bedroom is a generous size double room benefitting from built in wardrobes and a window facing the side aspect. Off the bedroom is the main family bathroom which has been fitted with a panel enclosed bath, low level WC, wash hand basin and tiled walls. The property has had a brand new boiler installed in July 2024 which comes with a 10-year warranty.

Overall the property is presented to the market in excellent condition throughout and the property enjoys access to the communal garden and the benefit of an allocated parking space. The flat is situated within a few minutes walk of the main town centre, mainline station and leisure centre.

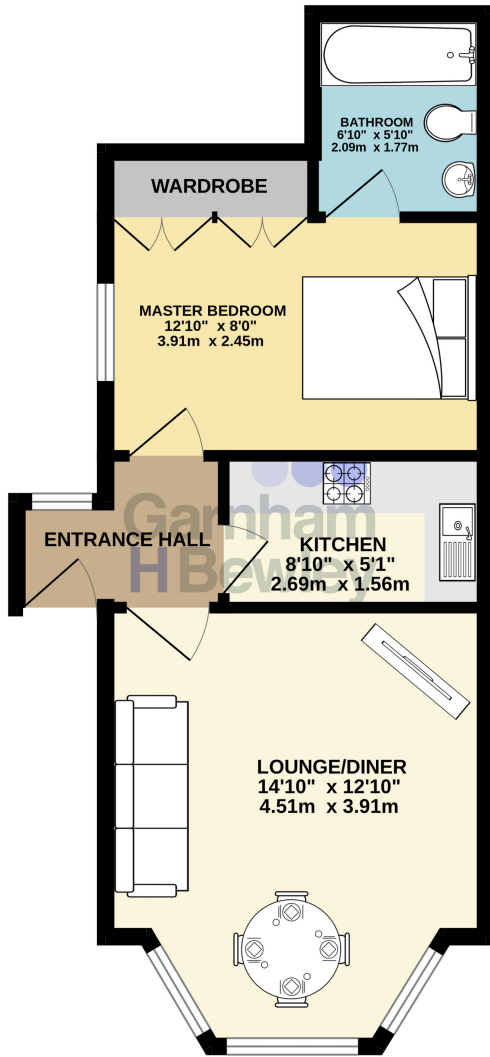


Welcome Home

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Accommodation

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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Ground Floor

Entrance Hallway

Lounge / Diner

14' 10" x 12' 10" (4.52m x 3.91m)

Separate Kitchen

8' 10" x 5' 1" (2.69m x 1.55m)

Master Bedroom

12' 10" x 8' 0" (3.91m x 2.44m)

Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

Outside

Resident Gardens & Parking



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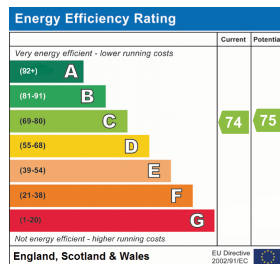


NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.4 miles



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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