



£260,000 to £270,000 Guide Price

Kiln House, Fosters Place, RH19

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mayhews



A beautifully presented and lovingly maintained first floor purpose-built apartment, situated within striking distance of East Grinstead town centre and train station!

Property description

Mayhew Estates are delighted to offer for sale this beautifully presented and lovingly maintained first floor apartment that is located within striking distance of East Grinstead town centre and train station. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the property's well-proportioned accommodation throughout as well as the overall condition.

Entering the development, via a security phone entrance system there are stairs and lifts rising to the first floor. Entering the apartment, you are immediately met by a spacious entrance hall with multiple storage cupboards. The property benefits from two double bedrooms with the master bedroom enjoying its own ensuite shower facility and built-in wardrobes. There is a further tasteful bathroom. A real highlight to this property is the lounge/diner/kitchen that enjoys the open plan style of living and is complemented with a private balcony accessed via French doors. There is a well-appointed kitchen benefiting from a range of eye and base level units, worksurface space, integrated oven, hob, fridge freezer, washing machine and dishwasher.

Outside

There are well-kept communal gardens boasting a range of shrubs and plants. There is allocated parking for one vehicle.

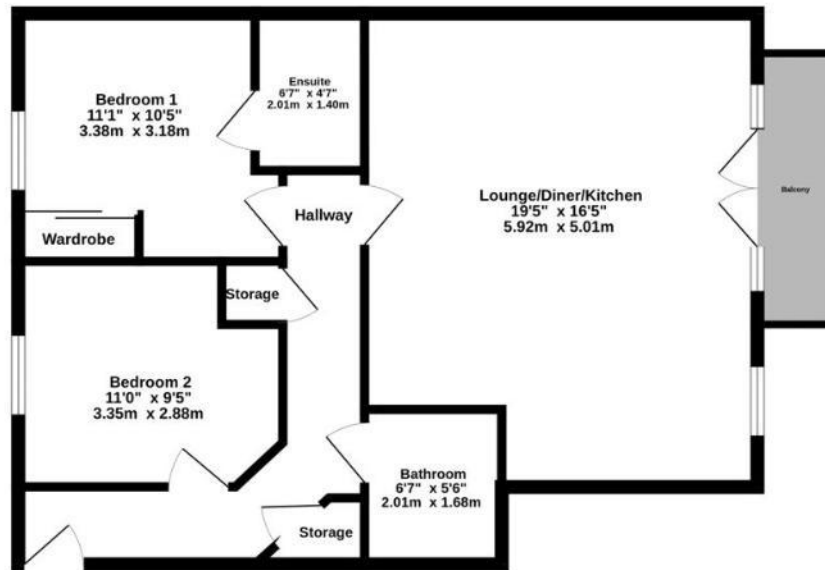
EPC = B

Key features

- Modern, purpose-built, first floor apartment
- Two double bedrooms
- Bathroom and ensuite shower room
- Outstanding open plan lounge/diner/kitchen with balcony
- Allocated parking
- Security phone entrance system
- Conveniently located for East Grinstead train station and town centre



**First floor
679 sq.ft. (63.1 sq.m.) approx.**



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.
While 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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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Mayhews Estates
117 London Rd
East Grinstead, West Sussex, RH19 1EQ
t 01342 316 444
e eastgrinstead@mayhewestates.co.uk

mayhewestates.co.uk

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