



Guide price - £225,000 to £235,000

Portland Road, East Grinstead, RH19

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mayhews



A purpose-built ground floor apartment situated on one of East Grinstead's most sought-after roads and within striking distance of East Grinstead town centre!

Property description

Mayhew Estates are delighted to offer for sale this purpose-built ground floor apartment that is situated within one of East Grinstead's most sought-after roads. In our opinion this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the overall condition throughout as well as the property's exceptional location being within striking distance of East Grinstead town centre.

Entering the development, via a secure entry phone system, you are met by the property's front door on ground floor level that opens to a spacious hallway. There is one well-proportioned double bedroom with built-in wardrobes that enjoys its own recently fitted ensuite shower facility. There is a generously sized lounge/dining room which is tastefully presented and has French doors leading out to the front aspect. The well-appointed kitchen benefits from a range of eye and base level units, worksurface space, integrated oven, hob, fridge freezer and there is an area for a washing machine. Completing the accommodation there is a WC.

The development is run by a management agent with the current service charge being approximately £586 paid per quarter. The property has share of freehold and there are currently around 990 years left remaining on the lease.

Outside

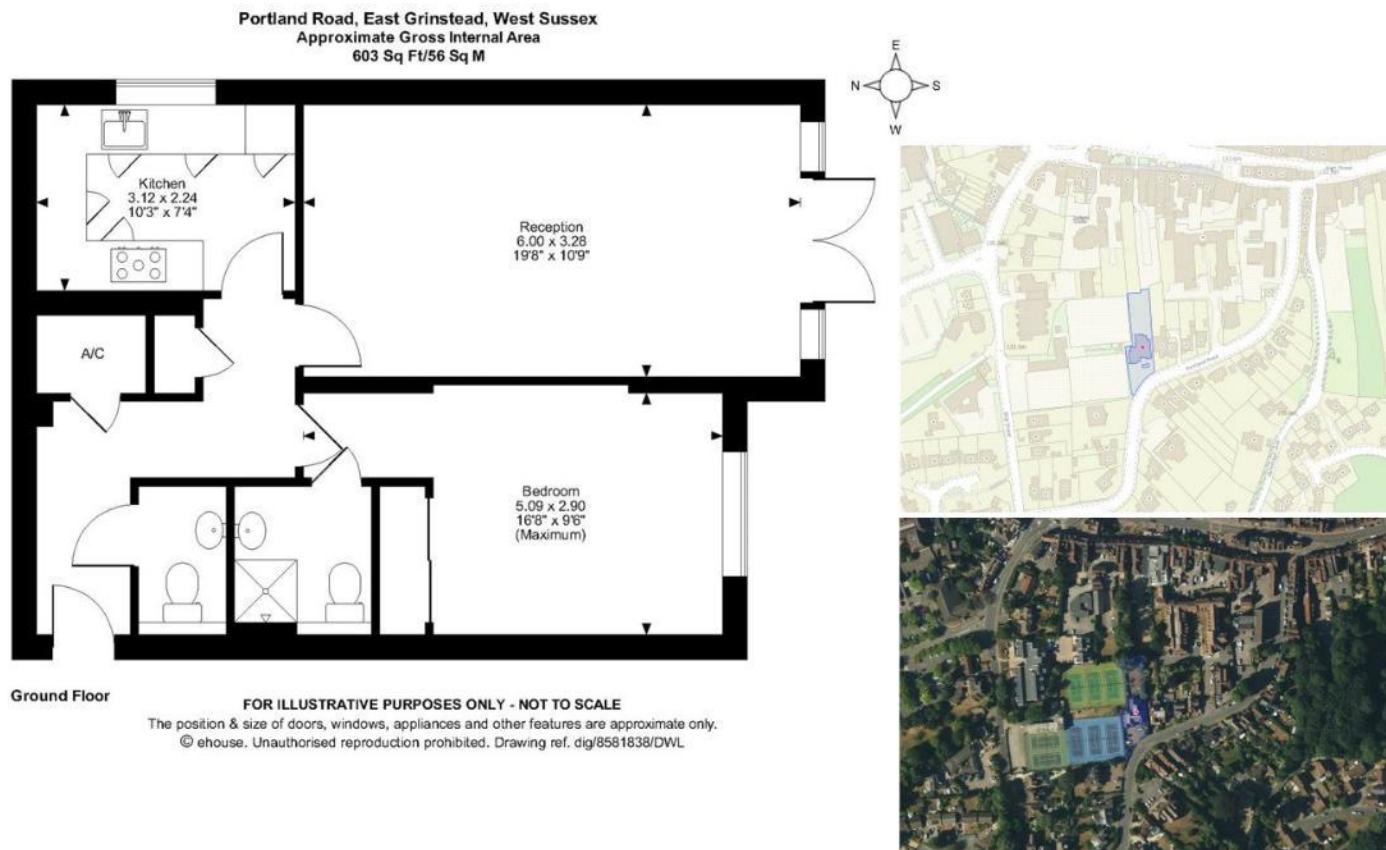
There is one allocated parking bay located to the front of the property. There is an outstanding communal rear garden which is predominantly laid to lawn with a range of shrubs and mature plants.

EPC = C

Key features

- Ground floor purpose-built apartment
- Large double bedroom with ensuite shower room
- Modern kitchen
- Generously sized lounge/dining room
- Separate WC
- Allocated parking for one vehicle
- Outstanding communal gardens
- Share of Freehold
- Conveniently located for East Grinstead town centre
- Approximately 990 years remaining on Lease
- Run by management agent





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.

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