



£255,000 to £265,000 Guide Price

Grange Court, Lagham Road, RH9

🛏 2 🛋 1 🚗 1

mayhews



A well presented Two double bedroom, first floor maisonette with private loft space, long lease and a garage en-bloc well located for local amenities and railway station.

Property description

Offered to the market with a price guide of £255,000 to £265,000. Mayhew Estates are delighted to offer for sale this purpose-built, first floor maisonette situated in a tucked away yet convenient location. Being well situated for access to the local amenities and railway station this property benefits from its own front door and from light and airy living accommodation with a private loft space. The property further benefits from a garage en-block, small patio garden and a lease of approximately 115 years.

Accommodation comprises, private entrance hall with front door and stairs rising to the first floor. From the landing there are doors to rooms and access to the private loft space. The lounge/diner is a most generous room enjoying a front aspect. The kitchen is well-appointed with a range of eye and base level units, plenty of room for appliances and a built-in storage cupboard. The master bedroom has a range of built-in wardrobes with sliding doors and the second bedroom also benefits from built-in storage. The bathroom has been refitted with a white suite and there is a window for natural light and ventilation.

Outside

There is a small, paved courtyard garden and a garage en-bloc.

EPC = E

Key features

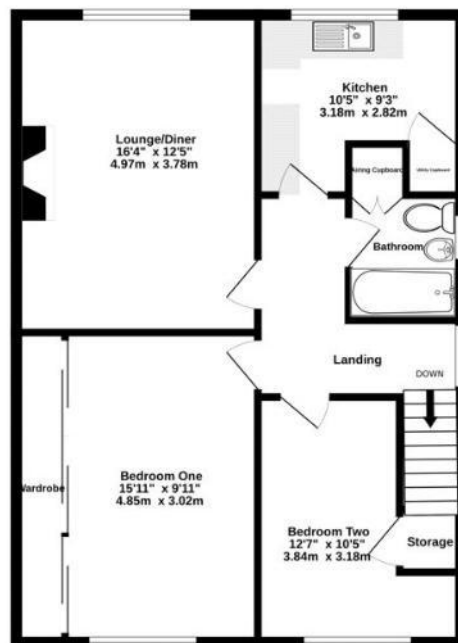
- Purpose-built maisonette
- First floor
- Two double bedrooms
- Refitted kitchen
- Refitted bathroom
- Private loft space
- Courtyard garden
- Garage en-bloc
- Convenient location



Ground Floor
25 sq ft (2.3 sq m) approx.



First Floor
729 sq ft (67.5 sq m) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2020



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

Get social with us



mayhews