



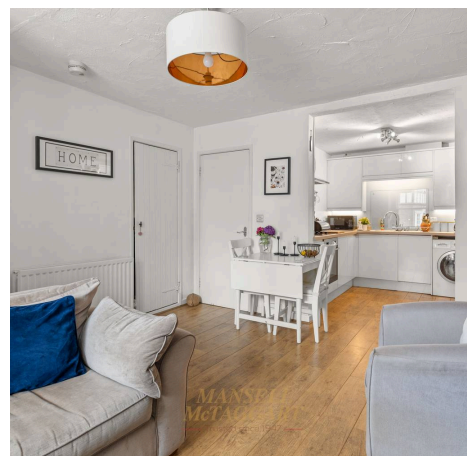
De La Warr Road, East Grinstead

Guide Price £280,000 – £300,000

**MANSELL
McTAGGART**
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A well presented two double bedroom ground floor maisonette, which benefits from a share of the freehold, and is ideally situated within walking distance to East Grinstead high street and mainline train station. The property offers 631 Sq ft of living space and further benefits from original Victorian features and a private rear garden.

The living accommodation briefly comprises: entrance hall; open plan living area, with a modern fitted kitchen with a range of wall and base level units, electric oven, 4 ring electric hob, dishwasher, fridge freezer, under stairs cupboard and a bay window the front; modern family bathroom with a WC, wash hand basin, heated towel rail and bath with overhead shower; master bedroom with fitted wardrobes and French doors to the garden. A double guest bedroom with views over the rear garden completes the living accommodation.





Externally, the property benefits from a private rear garden, which is mainly laid to lawn with a patio seating area abutting the rear of the property. There is plenty of permit parking on the road outside the property, and a permit can be obtained for approximately £58 for the year (Zone A)

Tenure – Share of freehold

Ground rent – £0

Service charge – £0

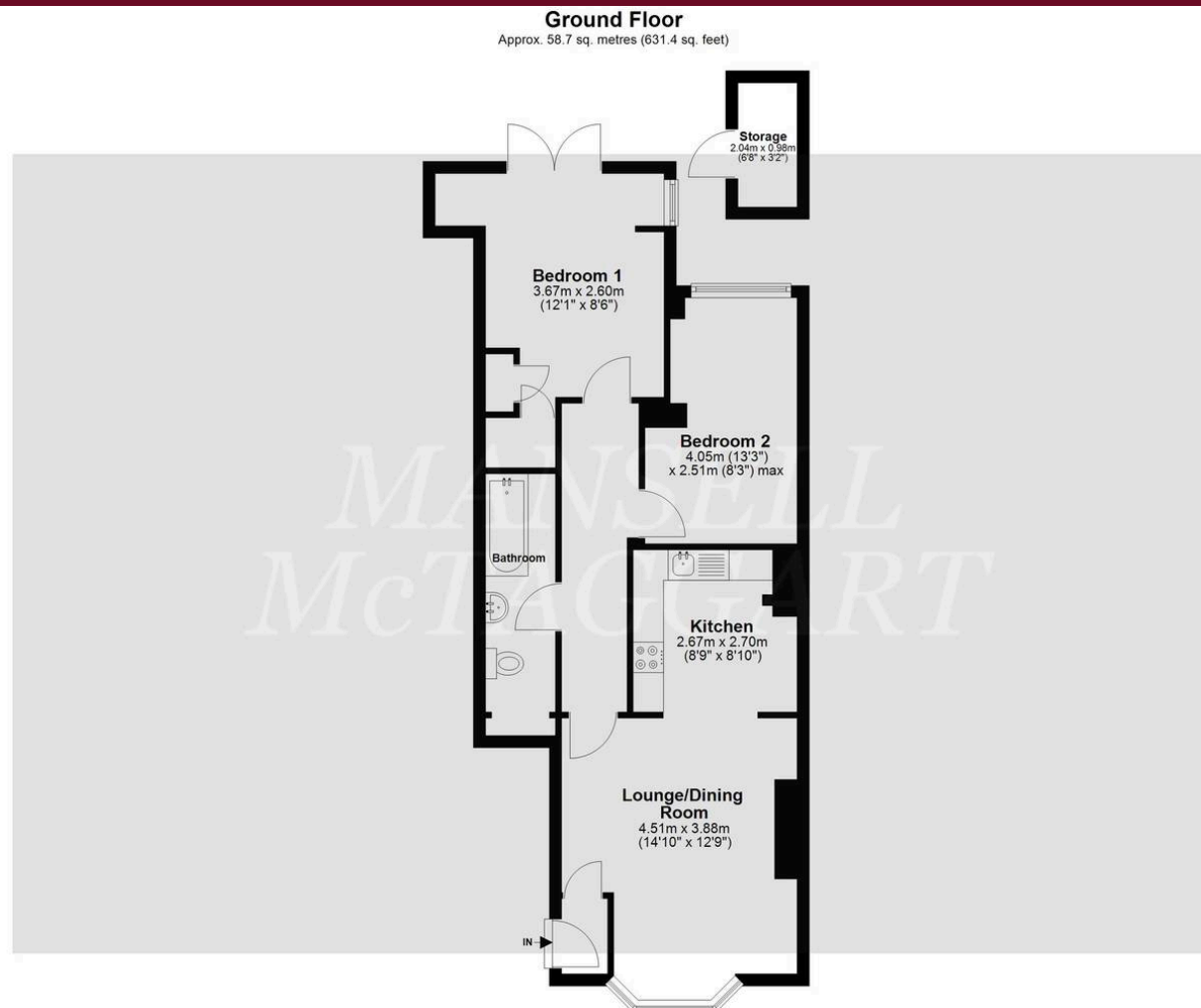
Length of lease – 999 years from the 25th March 2005

Council Tax band: B

Tenure: Share of Freehold

- Ground floor maisonette
- Two double bedrooms
- Well presented throughout
- Modern fitted kitchen with integrated appliances
- Modern family bathroom
- Original character features
- On street permit parking (at an additional cost)
- Share of freehold and a long lease
- Private rear garden
- Town centre location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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