



## Allens Close, Ashurst Wood

Guide Price £210,000 – £220,000

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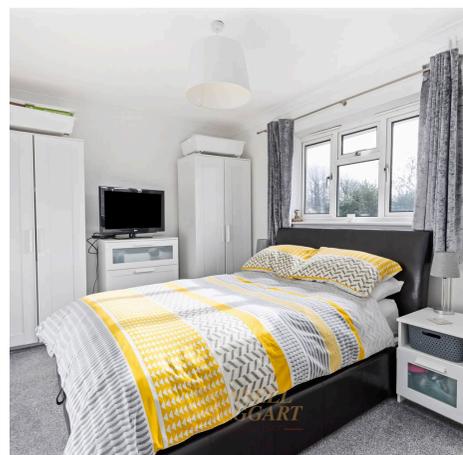
# Allens Close

Ashurst Wood, East Grinstead

A well presented and spacious one bedroom first floor maisonette, which is well positioned in the quiet popular village of Ashurst Wood. The property offers over 500 Sq ft of living space and further benefits from a private rear garden and new combi boiler which was installed in 2023.

The living accommodation briefly comprises: spacious landing with a storage cupboard and space for a desk; fitted kitchen with a range of wall and base level units, electric oven, 4 gas ring hob, larder and space for other appliances; living room with front aspect views and feature fireplace; double guest room with rear aspect views and fitted wardrobes. A family bathroom with a WC, wash hand basin and bath with an overhead shower completes the living accommodation.

The current vendor has also recently decorated the property and had new carpets laid throughout.





## Allens Close

Ashurst Wood, East Grinstead

Externally, side access leads to the private rear garden which is mainly laid to lawn with a variety of hedges and shrubs, providing a high level of seclusion and privacy. There is also a brick built shed.

Length of lease – 97 years

Annual ground rent – £10 per

Annual service charge – £269.11 Per Annum. (N.B This figure is from 2025, charges for 2026 are to be confirmed)

Council Tax band: B

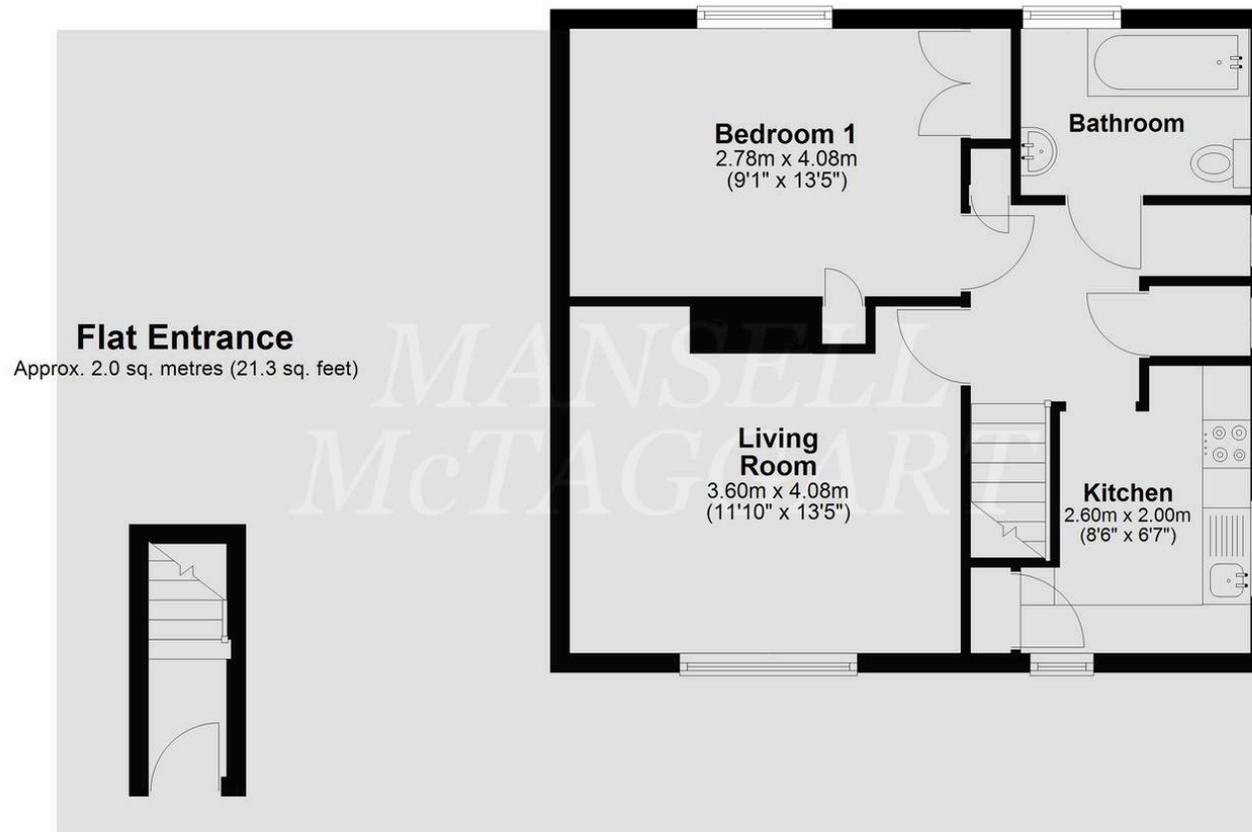
Tenure: Leasehold

- 1st Floor maisonette
- One double bedroom
- Separate kitchen with integrated appliances
- Over 500 Sq ft of living space
- Well presented throughout
- Low ground and service charge
- Private rear garden
- Cul-de-sac location
- Walking distance to local amenities
- Easy access to the M23, M25 and Gatwick airport



## First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 47.7 sq. metres (513.9 sq. feet)

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.

## Mansell McTaggart East Grinstead

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