



MANSELL
McTAGGART

1 Martyns Place Fairfield Road, East Grinstead

Guide Price £400,000 – £425,000

**MANSELL
McTAGGART**
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Martyns Place Fairfield Road

East Grinstead

A stunning and extremely well proportioned apartment with history dating back to the early 1900's. This property underwent a sympathetic conversion to nine properties over 30 years ago and still boasts a wealth of Edwardian features, including high ceilings and large windows to create light and airy living space, totalling nearly 1000sq ft. Situated in an enviable location overlooking woodland, Martyns Place is conveniently located within easy walking distance of East Grinstead town centre and local shops.

The well presented accommodation briefly comprises: spacious 'L' shaped entrance hall with cupboard storage; dual aspect living/dining room with a bay window overlooking the gardens, feature fireplace and recessed decorative display units; fitted kitchen/breakfast room with solid wood units and oak parquet flooring; master bedroom outlooking to the side aspect; double guest bedroom with a view to the front aspect; family Chadder & Co bathroom with underfloor heating, low-level WC, wash hand basin, bath with mixer taps and an overhead shower completes the accommodation.





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Externally, the property is approached via a private drive leading to two private parking spaces adjacent to the apartment. Rear access is provided to the private garden and extremely well maintained and attractive communal gardens, which are overlooked by the property.

Lease Terms:

Remaining term - 955 years

Service charge - £175 PCM

Ground rent - £250 per annum

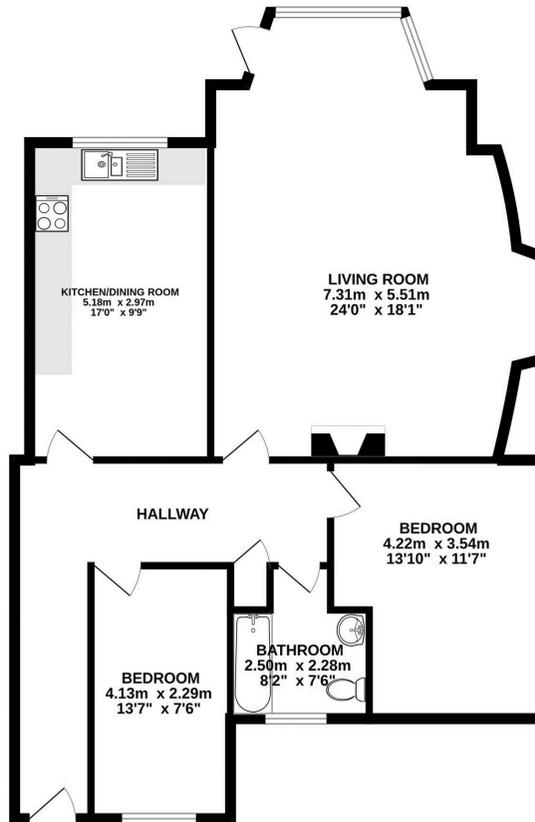
Council Tax band: D

Tenure: Leasehold

- Stunning ground floor apartment
- Two double bedrooms
- Edwardian house conversion
- Neary 1000sq ft of accommodation
- Original features
- Well presented throughout
- Two private parking spaces
- Impressive communal gardens
- Walking distance to town centre
- Short walk to local schools



GROUND FLOOR
91.0 sq.m. (979 sq.ft.) approx.



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TOTAL FLOOR AREA: 91.0 sq.m. (979 sq.ft.) approx.

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