



Tobias Place Coombe Hill Road, East Grinstead

Guide Price £275,000

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McTAGGART**
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A one bedroom split level flat overlooking woodland, forming part of this award winning, ecologically sustainable development by Douch Partners. Originally designed by Danish architect Erik Asmussen in 1965 and being one of only three of his works in the UK. Redesigned in 2012 by an award winning design team led by Nicholas Papple, Tobias place is ideally situated in a semi rural location and with grounds of approximately 2 acres, yet still within easy reach of East Grinstead town centre and Train Station. The accommodation comprises; private entrance, entrance hallway, downstairs cloakroom/utility area, living room, fitted kitchen/dining room, double bedroom, mezzanine study area and a bathroom with shower. Benefits include bio mass central heating, double glazing, secure basement storage area, integrated appliances. Outside there are mature grounds of approximately 2 acres including areas of woodland and parking.

There is also a storage room in the garage for the flat.

No onward chain

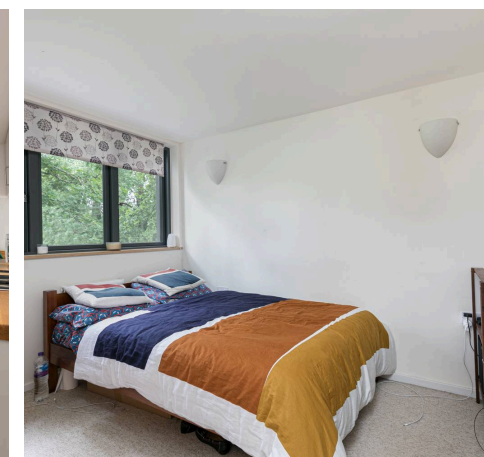
Leasehold - 110 years from January 2026

Ground rent annual cost - £200

Maintenance charge annual - £1300

Council Tax band: B

Tenure: Leasehold



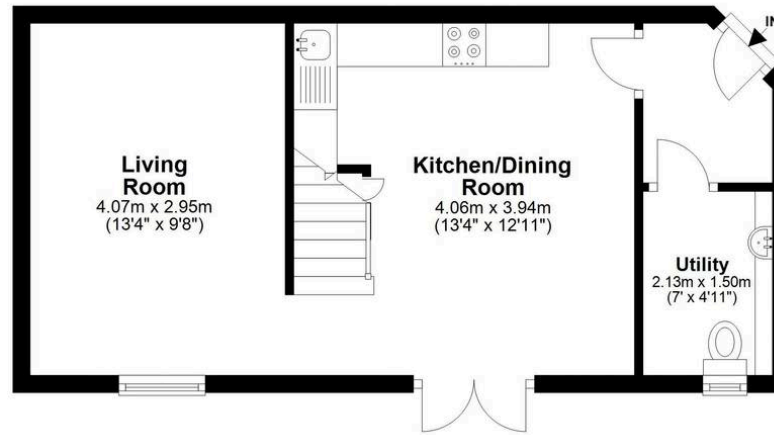


- One double bedroom with fitted wardrobes
- Arranged over two floors
- Architectural designed apartment
- Fitted kitchen and separate living room
- 584 sq ft of living space over two floors
- Semi rural location
- Biomass direct heating & Community facilities
- One acre of communal grounds
- Sustainable development
- No onward chain



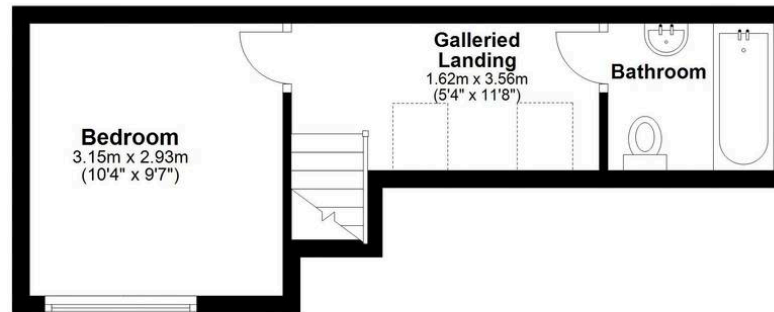
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.5 sq. feet)



Total area: approx. 54.3 sq. metres (584.1 sq. feet)

Mansell McTaggart East Grinstead

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