

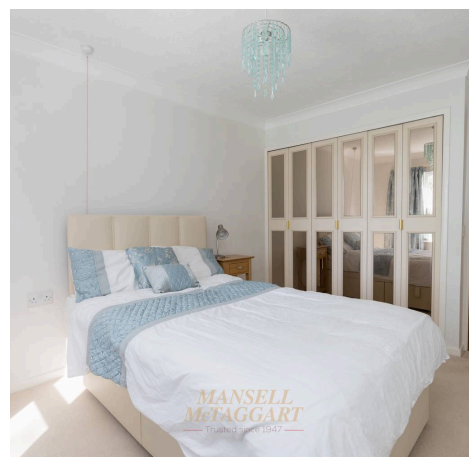


## Great House Court Fairfield Road, East Grinstead

Offers in Region of £180,000

**MANSELL  
McTAGGART**  
Trusted since 1947

A fantastic opportunity to acquire a two bedroom, ground floor with a private patio area, within the popular Great House Court development for the over 60s. The property is ideally situated within a wooded setting and is only a short walk to East Grinstead town centre and close to a bus route. The development offers the benefit of a resident House Manager and a 24hr Careline for peace of mind. The accommodation briefly comprises: entrance hall a storage cupboard and airing cupboard; spacious dual aspect living/dining room allowing access to the private patio with views over to the Ashdown Forest; fitted kitchen with a range of wall and base units, electric oven with 4-ring hob plus plenty of space for white goods. Further to this there is a generously proportioned double bedroom with built in wardrobes; a further double guest bedroom and a modern shower room with a WC & wash hand basin, concludes the accommodation.





Externally there are well maintained and established communal gardens and residents parking.

Term remaining 63 years

Service Charges £3,611 per annum

Ground Rent £200 per annum

Council Tax band: D

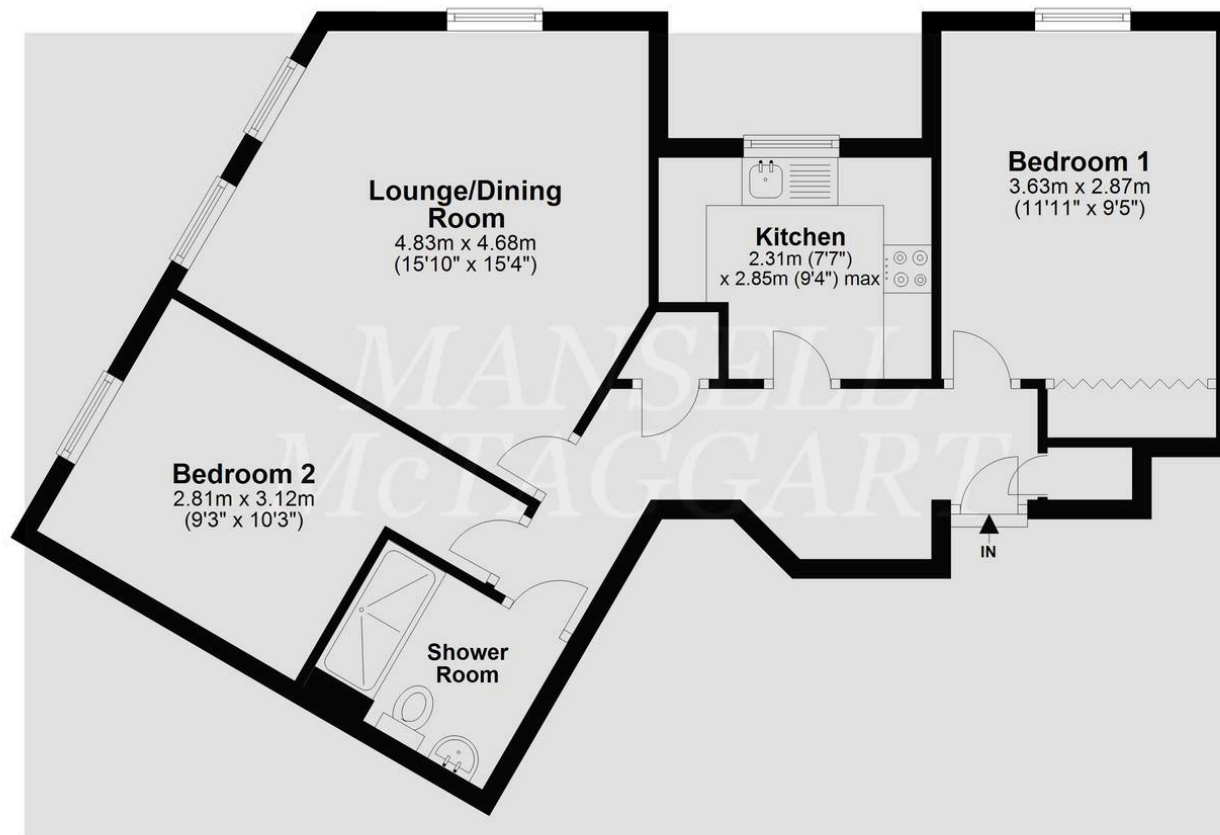
Tenure: Leasehold

- Ground floor retirement flat
- Two double bedrooms
- Modern shower room
- Well presented and modern throughout
- Modern separate kitchen with integrated appliances
- Private patio area with direct access to the South facing garden
- Resident parking
- Communal garden
- Short walk to East Grinstead town centre
- No onward chain!



## Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 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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