



## White Lion Close, East Grinstead

Offers in Region of £300,000

**MANSELL  
McTAGGART**

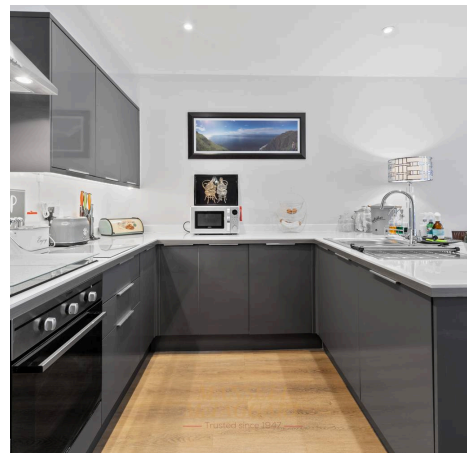
Trusted since 1947

# White Lion Close

## East Grinstead

A modern and well presented, two double bedroom, ground floor flat, which benefits from it's own private entrance. Situated in the heart of the ever popular East Grinstead and within a few minutes' walk to a mainline train station, this property also provides easy access to the M23, M25 & Gatwick Airport. Incredibly spacious Layout offering over 1,000 sq ft of beautifully presented, bright living space in excellent condition throughout. Master Suite with dressing area, generous master bedroom featuring two large windows, a walk-through dressing area with built-in triple wardrobes and a modern en-suite shower room. Premium fitted kitchen, built-in oven, and fully integrated appliances (fridge/freezer and dishwasher). Large utility cupboard with space for white goods. Cleverly designed with ample built-in storage throughout—including triple wardrobes in both double bedrooms—and finished with premium fitted shutter blinds. Prime Location within a brief five-minute walk of East Grinstead's town centre and mainline train station with easy access to M23/M25 & Gatwick Airport.

Externally the property benefits from one allocated parking space and a private front entrance.





## 2 White Lion Close

East Grinstead

Service Charge: £2,463.76 p/a

Ground Rent: £275.00 p/a

Lease Length: £125 Years from November 2016

Council Tax band: C

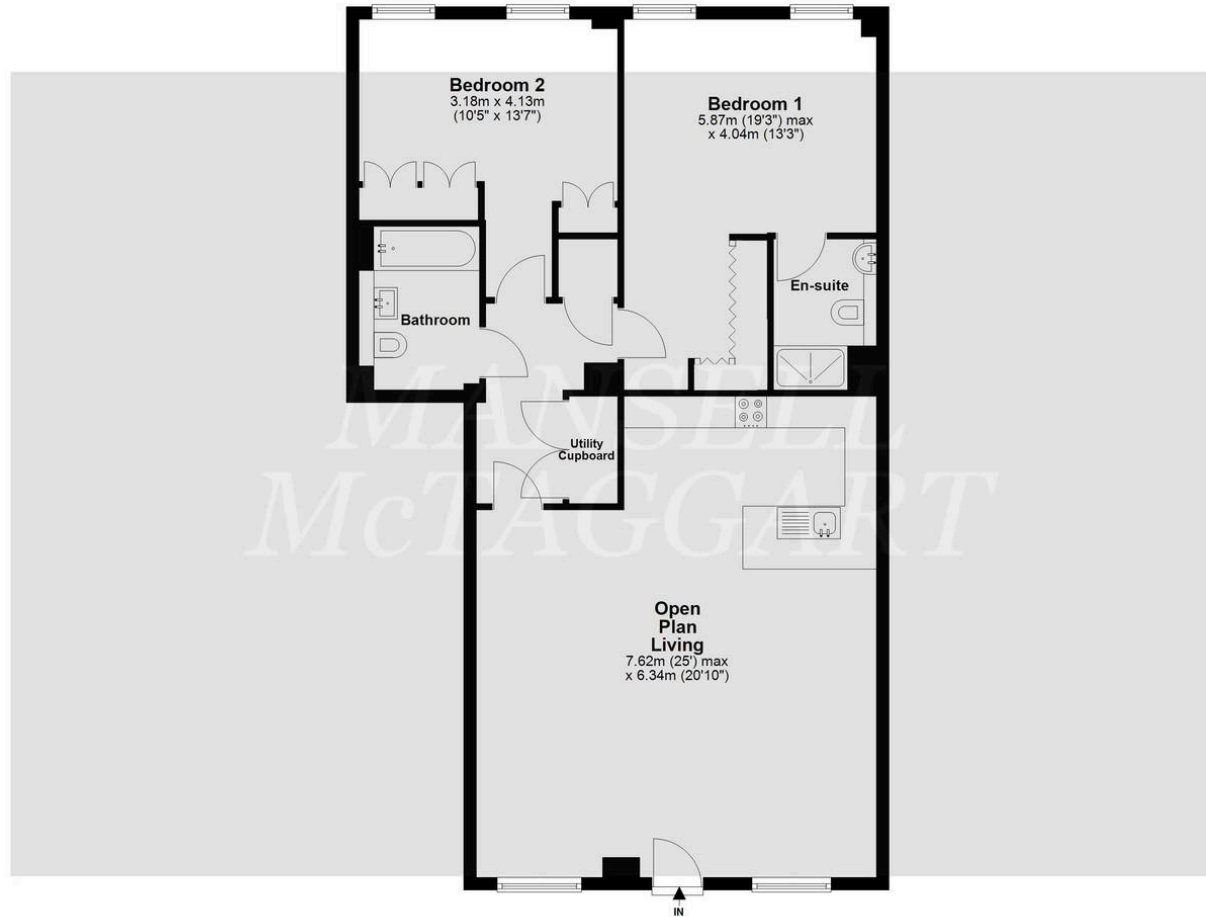
Tenure: Leasehold

- Two double bedroom ground floor apartment
- Ensuite master bedroom with dressing area
- Open plan kitchen dining living
- Modern and well presented through out
- Over 1,000 sq ft of living space
- Private entrance
- One secure allocated parking space
- Town centre location
- Short walk to mainline train station
- Converted in 2016



### Ground Floor

Approx. 97.6 sq. metres (1050.2 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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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