



FELWATER COURT  
East Grinstead, West Sussex





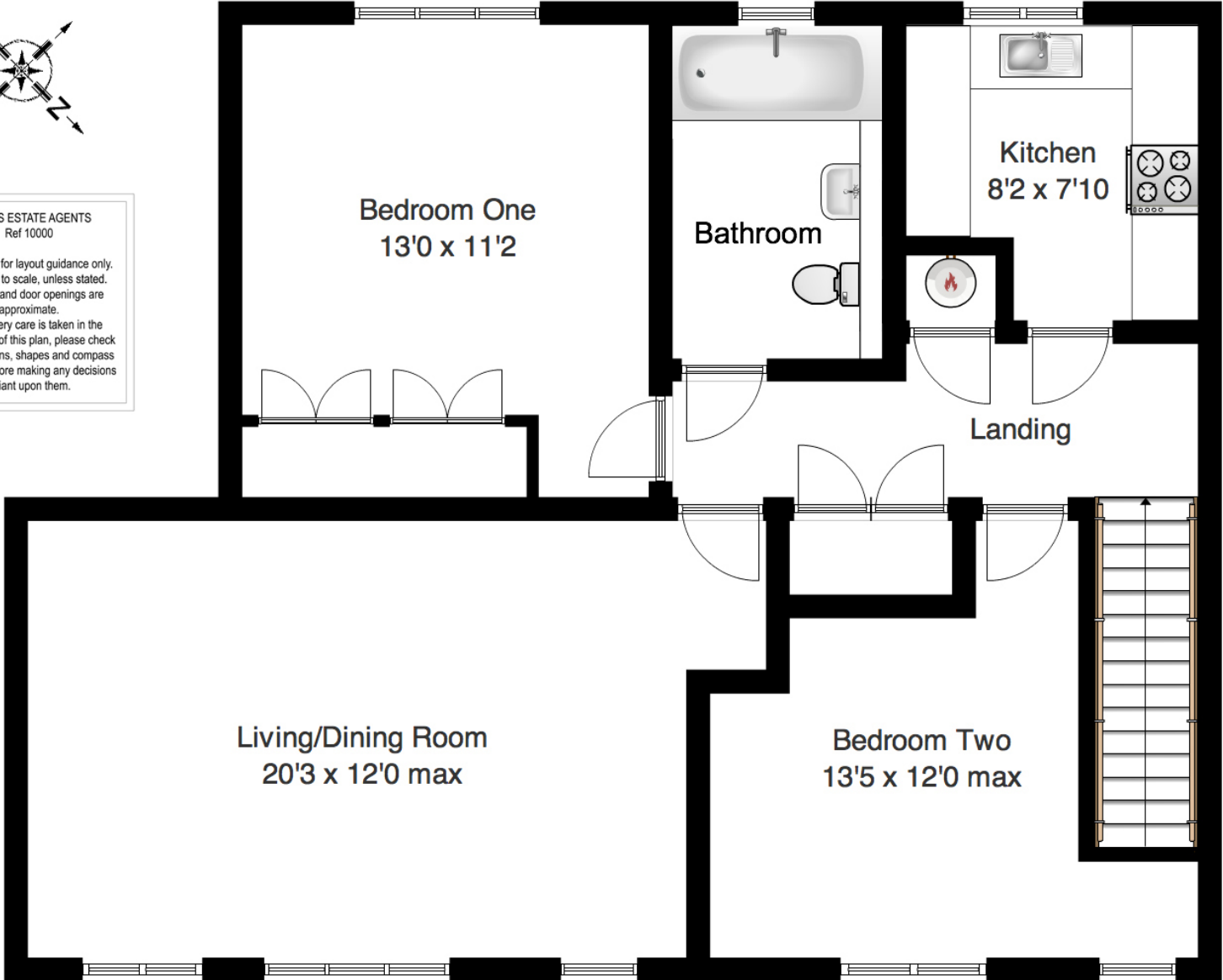
# FLOOR PLANS

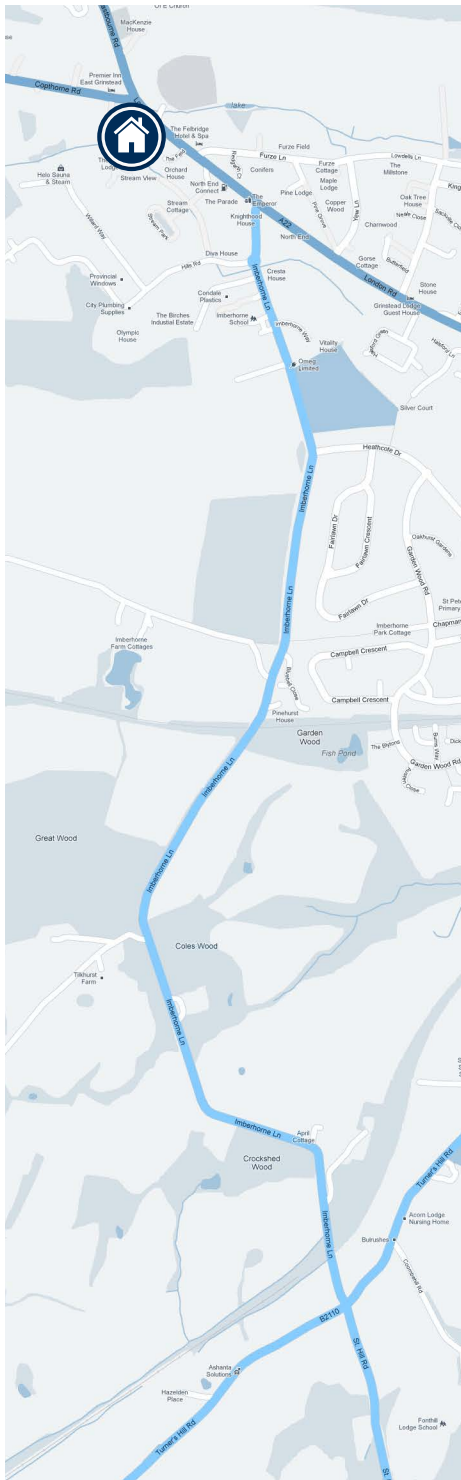


COLE'S ESTATE AGENTS  
Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





# FELWATER COURT

## LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

An oversize first floor retirement apartment (over 60's) offering spacious and superbly presented accommodation throughout including entrance hall, landing, large living/dining room, refitted kitchen, two double bedrooms and refitted shower room.

Outside the property benefits from communal garden, communal lounge and parking area.

Viewings are highly recommended to appreciate the accommodation on offer. The property is offered to the market with no ongoing chain.

### LOCATION

The property is situated on the Northern outskirts of East Grinstead within easy reach of bus stop and local shops catering for everyday needs.

The town centre is only 1.6 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets. East Grinstead train station is 1.5 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 7.8 miles away whilst the M25 is 9.1 miles distant.

### KEY INFORMATION

Total Internal Area	678 sq ft
Tenure	Leasehold
Remaining Lease:	120 years
Maintenance Charges:	£3,168 p/a
Ground Rent:	£125 p/a

EPC Rating	D - 67
Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£1,825



**Asking Price £210,000**





## ACCOMMODATION

The property is entered via obscure double glazed door to front, opening to:

**ENTRANCE HALL** Obscure double glazed window to front, stairs to first floor.

**LANDING** Loft hatch, radiator, built in storage cupboard with hanging rail and shelving, doors to bedrooms, shower room, kitchen and living/dining room.

**LIVING DINING ROOM** Three triple glazed windows to front, radiator with decorative cover, further radiator, television point, satellite point, FM aerial point, telephone entry hand set.

**KITCHEN** Refitted kitchen with a range of wall and base units with complementing work surfaces incorporating ceramic sink and drainer with mixer tap, cooker with four ring electric hob, double oven and grill, stainless steel cooker hood and extractor fan, space for upright fridge/freezer, space and plumbing for washing machine, part tiled walls, wall mounted boiler, double glazed window to rear.

**SHOWER ROOM** Refitted suite comprising shower unit with electric shower, pedestal wash hand basin, low level wc, part tiled walls, heated ladder towel rail, mirror, extractor fan, obscure double glazed window to rear.

**BEDROOM ONE** Double glazed window to rear, radiator, fitted wardrobes with hanging rails and shelving, television point.

**BEDROOM TWO** Two triple glazed windows to front, radiator.

## OUTSIDE

The property benefits from communal lounge, communal gardens and communal parking area.

## VIEWINGS

Viewing by appointment with:  
Cole's Estate Agents, East Grinstead

**01342 324616**

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)









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