

Connells

Thistly Field
East Grinstead

Thistly Field
East Grinstead RH19 4TX

for sale
£240,000







Property Description

Built in 2023 and forming part of a highly sought-after modern development, this beautifully presented two-bedroom coach house offers a fantastic opportunity to purchase a 75% share of a stylish and contemporary home, perfectly suited to first-time buyers, downsizers and commuters alike.

The property boasts an impressive open-plan living space, designed with modern lifestyles in mind. The stunning shaker-style kitchen is fitted with a range of attractive wall and base units and benefits from a central island, creating the perfect focal point for cooking, dining and entertaining. The kitchen flows seamlessly into the spacious lounge area, providing a bright and sociable environment for everyday living.

Both bedrooms are comfortable doubles, with the generous principal bedroom offering an excellent main bedroom retreat. The accommodation is completed by a modern family bathroom and ample storage throughout.

Externally, the property benefits from two allocated parking spaces, while residents can enjoy beautiful countryside walks directly from the doorstep. Despite its peaceful setting, the home remains conveniently positioned within walking distance of East Grinstead town centre, offering an excellent range of shops, cafés, restaurants and leisure facilities. East Grinstead mainline railway station is also nearby, providing direct services to London Victoria and making this an ideal choice for commuters.

Agents Note:

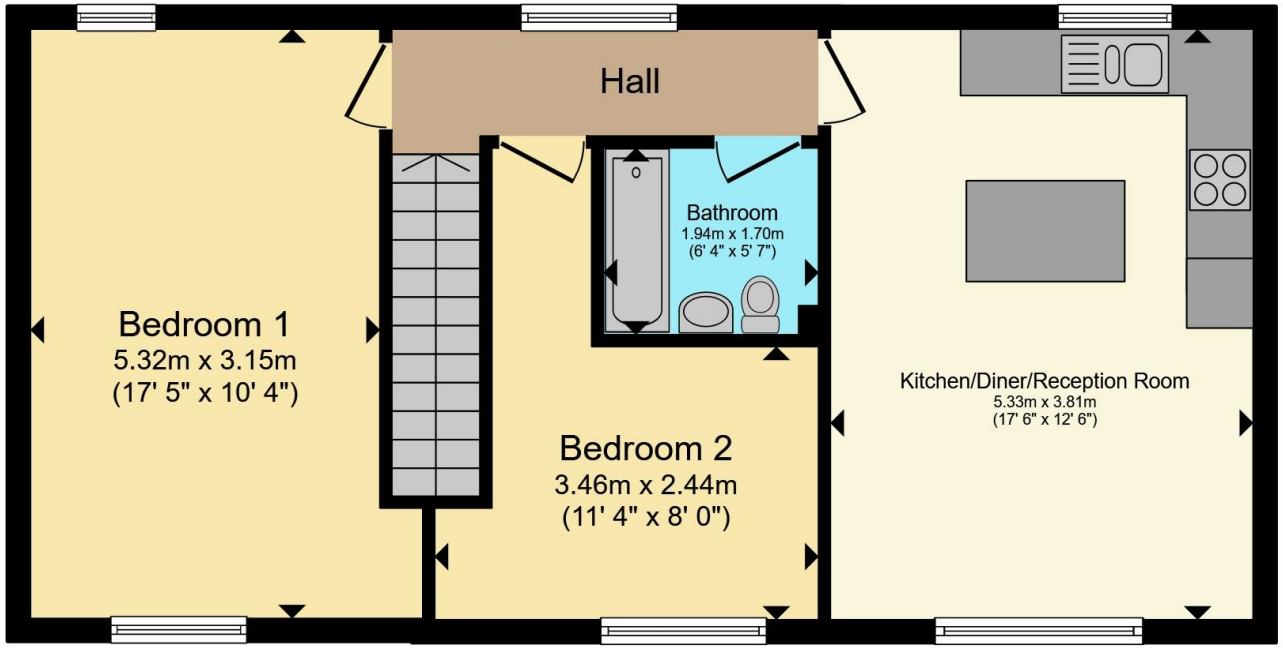
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











First Floor

Total floor area 58.6 m² (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax Band: C

Service Charge: 939.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405891

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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