

Connells

Elizabeth House Christopher Road
East Grinstead

Elizabeth House Christopher Road
East Grinstead RH19 3BT

for sale
£300,000







Property Description

An exceptional two double bedroom penthouse apartment, ideally positioned in the heart of East Grinstead Town Centre. Beautifully presented throughout, this impressive home offers spacious, contemporary living and would make an ideal first-time purchase, investment, or downsizing opportunity.

The accommodation is accessed via a generous entrance hall with built-in storage, leading to all principal rooms. At the heart of the home is a stylish open-plan living space, featuring a modern fitted kitchen with breakfast bar, integrated appliances, ample worktop space, and excellent storage. The kitchen flows seamlessly into the bright and spacious lounge, where large patio doors flood the room with natural light and open onto a Juliet balcony, enjoying far-reaching views across the local area.

The principal bedroom is generously sized and benefits from fitted wardrobes and a contemporary en-suite shower room. A second spacious double bedroom also offers built-in wardrobe space and is served by a well-appointed family bathroom complete with both bath and shower facilities.

Externally, the property benefits from a garage en bloc, providing secure parking and storage, with additional parking available nearby.

Situated in a prime town centre location, residents enjoy immediate access to an array of shops, cafés, restaurants, and everyday amenities. East Grinstead's mainline railway station is also within easy reach, offering convenient connections to London and the surrounding areas

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.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01342 325 911
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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405668

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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