



## Ashbourne House, Lewes Road, East Grinstead

Offers in Region of **£475,000**

**MANSELL  
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# Ashbourne House

Lewes Road, East Grinstead

An extremely well presented, three bedroom executive apartment which is ideally located within a private gated development, close to the sought after village of Ashurst Wood. This stunning apartment boasts expansive views across open countryside and offers a substantial 956sq ft of versatile accommodation, plus extensively landscaped communal gardens.

The accommodation briefly comprises: communal entrance with intercom system; private entrance hall with two storage cupboards and intercom receiver; open plan living/dining room with French doors leading to the Juliette balcony overlooking the rear gardens; modern fitted kitchen with a range of wall and base level units, sink and drainer, induction hob with double electric oven and overhead extractor hood, integrated fridge/freezer, dishwasher and washing machine; master bedroom with fitted wardrobes and an ensuite shower room complete with low-level WC, wash hand basin and vanity, towel rail and a corner shower suite; double guest bedroom with built-in wardrobes and views of the rear garden; further guest bedroom with bespoke fitted furniture and a view to the rear aspect; family bathroom with a low-level WC, wash hand basin with vanity and a double shower suite concludes the accommodation.





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Externally, the property benefits from a gated parking area with two allocated spaces, one being undercover. The rear of the property can be accessed via a side entrance gate. The Southerly aspect communal gardens have been landscaped and boast a large expanse of lawn extending down to a lower level, patio seating area, wooden pergola and a variety of shrubs, trees and flowering plants.

Lease terms: Share of Freehold

981 years remaining.

£2,200 per annum.

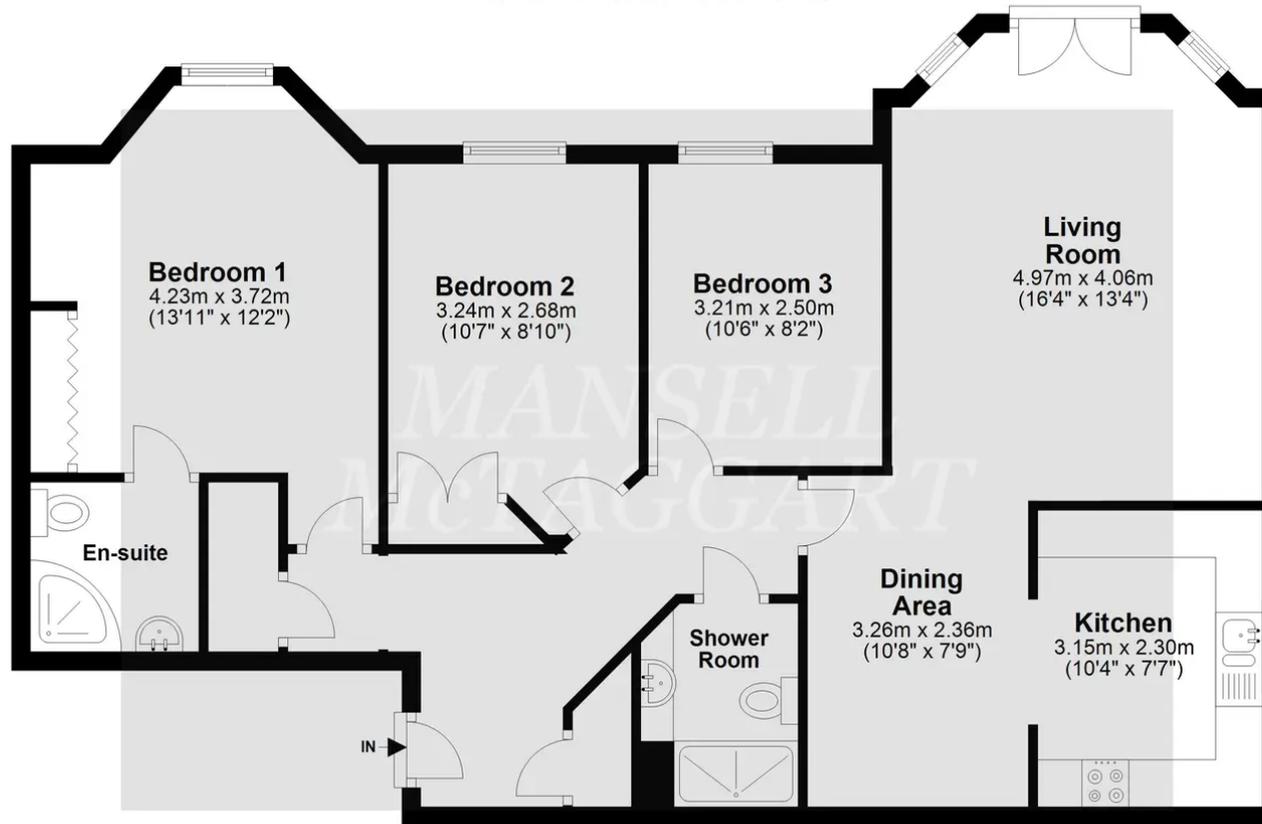
No ground rent payable.

- Executive apartment
- Three bedrooms
- 956sq ft of accommodation
- Immaculate condition throughout
- Two parking spaces
- Gated development
- Landscaped communal gardens
- Walking distance to Ashurst Wood Village
- Share of freehold - No ground rent
- No onward chain!



## First Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 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 purchaser. Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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