



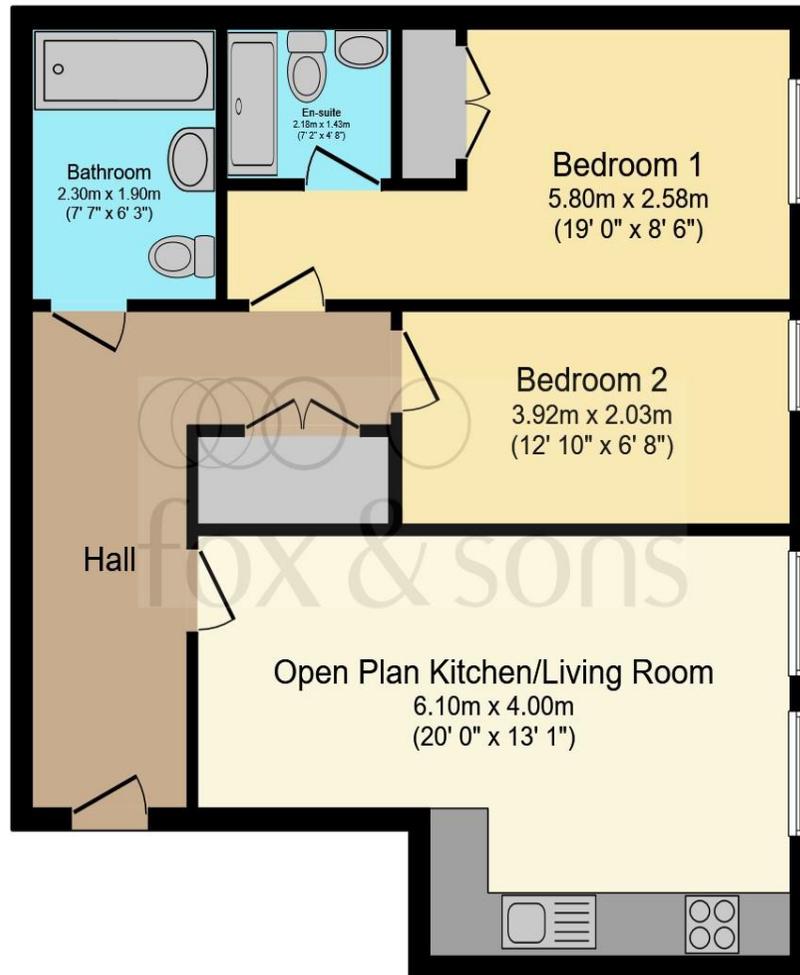
White Lion Close, East Grinstead, RH19 1UD

welcome to

White Lion Close, East Grinstead

GUIDE PRICE £250,000-£260,000 Step into this stylish and well-presented two-bedroom ground floor flat, ideally located within walking distance of the town centre, offering convenience and comfort in equal measure.





Total floor area 63.0 m² (678 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.focalagent.com

welcome to

White Lion Close, East Grinstead

- Two Bedroom Ground Floor
- Open Plan Kitchen/ Living & Dining Room
- Large Storage Cupboard
- Walking Distance To The Town Centre & Local Amenities
- Ideal For First Time Buyers, Downsizees or Investors

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1710.00

Ground Rent: 245.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000 - £260,000



Property Description

Upon entering the property, you are welcomed by a generously sized hallway, providing a warm and inviting introduction to the home. Off the hallway, there is a large built-in storage cupboard, ideal for coats, shoes, and household essentials. The heart of the home is the open-plan kitchen, dining, and living area - a bright and versatile space perfect for modern living. The kitchen is fitted with a range of contemporary wall and base units, complete with integrated appliances for a sleek and functional finish. There is ample space for a four-seater dining table, ideal for entertaining or everyday meals. " The living area comfortably accommodates sofas and additional freestanding furniture, making it a cosy yet spacious place to relax and unwind. The property boasts two well-proportioned double bedrooms, both offering plenty of natural light and space for wardrobes and additional bedroom furniture. The primary bedroom benefits from a modern en-suite comprising a shower cubicle, wash basin, and WC - offering privacy and convenience. The second double bedroom is equally spacious, making it ideal as a guest room, home office, or family bedroom. The stylish family bathroom features a WC, wash hand basin, and a full-size bath - perfect for relaxing after a long day.

Situated in a sought-after residential area, the flat is within easy walking distance of the town centre, with a variety of shops, cafés, restaurants, and transport links nearby.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA109332



Property Ref:
CRA109332 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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