



St. James Road, East Grinstead

- ONE BEDROOM RETIREMENT FLAT
- CLOSE TO TRAIN STATION
- SPACIOUS BEDROOM
- OFF STREET PARKING
- TOWN CENTRE
- LARGE LIVING ROOM
- COMMUNAL GARDEN AND LOUNGE
- GUEST ROOM

£89,000

Tenure: Leasehold

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HERE TO GET *you* THERE

St. James Road, East Grinstead

DESCRIPTION

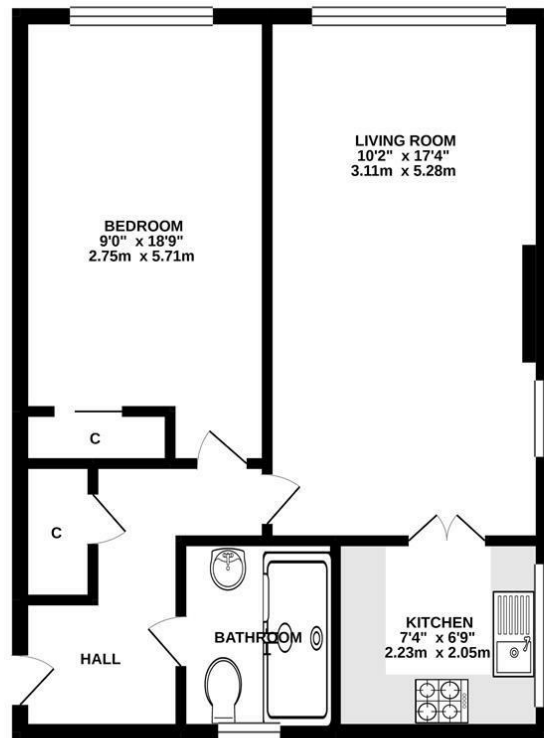
Hunters are pleased to exclusively market this modern, purpose built retirement apartment situated in a quiet, yet convenient location for East Grinstead town centre, its many amenities, restaurants and transport links. This development comes with a welcoming communal lounge, hosting coffee mornings and other events, as well as a pretty shared garden and off street parking.

The apartment offered for sale can be found on the first floor of the building and is easily accessed via the lift. The flat itself offers a large living room with dual aspect windows ensuring there is plenty of natural light. To one end of the living room glazed double doors open to a fully fitted kitchen, complete with multiple appliances. A large bedroom with built in wardrobes and shower room complete what is sure to be great new home for it's next lucky owners.

The property is presented in good condition, is fully double glazed, comes with electric heating and a warden alarm system. Available for over 55's and with no onward chain, an early viewing is strongly advised so please call Hunters today!



GROUND FLOOR
500 sq. ft. (46.5 sq. m.) approx.



TOTAL FLOOR AREA : 500 sq. ft. (46.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters East Grinstead Office on 01342 314 156 if you wish to arrange a viewing appointment for this property or require further information.

127 London Road, East Grinstead, RH19 1EQ

Tel: 01342 314 156 Email:

eastgrinstead@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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