



COLE'S
ESTATE AGENTS

Forest Lodge
Portland Road
East Grinstead
West Sussex

Asking Price £220,000

- GROUND FLOOR
- WELL PRESENTED
- TWO BEDROOMS
- REFITTED SHOWER ROOM
- NO ONGOING CHAIN

A ground floor retirement apartment with easy reach of the picturesque High Street offering well presented accommodation including entrance hall, living room open to kitchen, two bedrooms and refitted shower room.

The property is offered to the market with no ongoing chain.



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01342 324616

sales@colesestateagents.com
www.colesestateagents.com





ACCOMMODATION

COMMUNAL ENTRANCE The property is accessed via communal entrance with telephone entry system, hallway leading to front door opening to:

ENTRANCE HALL Wall mounted electric heater, storage cupboards with shelving, airing cupboard housing hot water cylinder and slatted shelving area, wall light, doors to bedroom, shower room and living room.

LIVING ROOM Double glazed window to rear, feature electric fireplace with marble surround and hearth, wall mounted electric heater, television point, wall lights, telephone point, archway to:

KITCHEN Range of wall and base units with complementing work surfaces incorporating stainless steel sink and drainer with mixer tap, four ring electric hob with extractor fan over, built in oven and grill, space for upright fridge/freezer, space and plumbing for washing machine, part tiled walls, under cupboard lighting, double glazed window to side.

BEDROOM ONE Double glazed window to rear, wall mounted night storage heater, range of fitted wardrobes, storage cupboards and drawer units, telephone point.

BEDROOM TWO/DINING ROOM Double glazed bay window to rear, wall mounted electric heating, wall light.

SHOWER ROOM Re-fitted suite comprising walk in shower with glass screen, low level WC, wash hand basin with mixer tap and storage cupboard under, electric heated ladder towel rail, part tiled walls, bathroom cabinet with mirror door, wall light with shaver point, extractor fan.

COMMUNAL FACILITIES Large residents lounge area with adjoining kitchen area, parking area, communal gardens.

KEY INFORMATION

Internal Area	592 sq ft
Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	C - 75

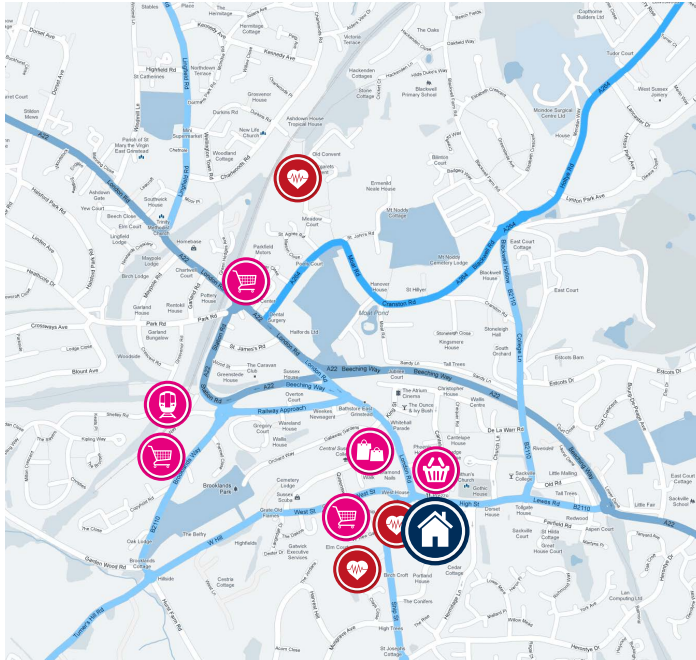
Remaining Lease	TBC
Maintenance Charges	TBC
Ground Rent	TBC
Local Council	MID SUSSEX
Council Tax Band	C
Amount per annum	£2,152



LOCATION

Situated within easy walking distance of East Grinstead town centre and picturesque High Street which offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses, boutique shops and recreational facilities. East Grinstead mainline station is also within easy reach and has frequent services to London Victoria, East Croydon, Clapham Junction and London Bridge.

NEARBY



TRANSPORT

Train Station	0.7 miles	Bus Stop	0.2 miles
M25 Motorway	11.2 miles	Local Shops	0.1 miles
Gatwick Airport	9.7 miles	Cinema	0.3 miles
		Hospital	1.1 miles

AMENITIES

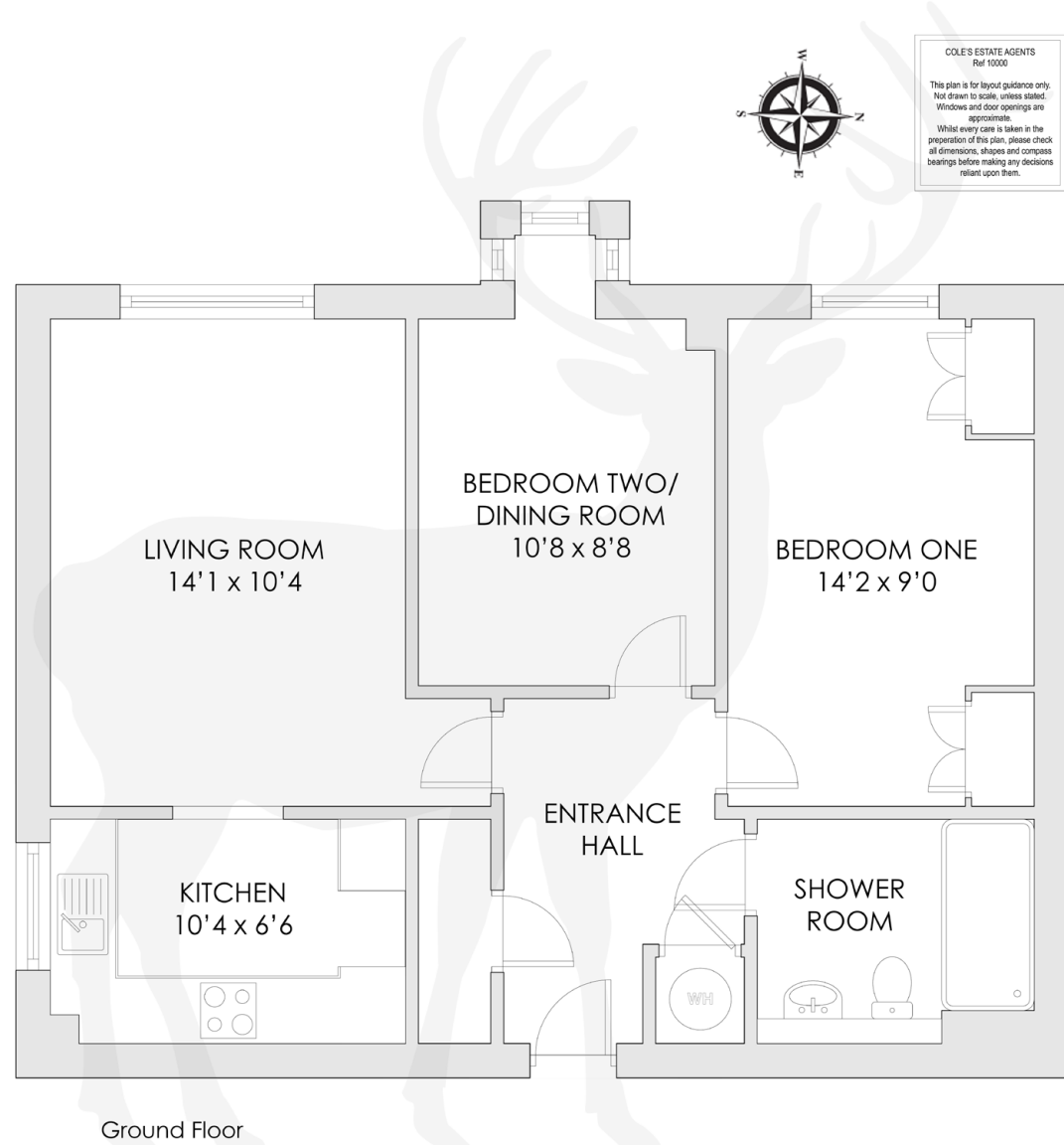
Town Centre	0.2 miles
Supermarket	0.4 miles
Doctors	0.2 miles

LARGER TOWNS

Crawley	10.0 miles
Tunbridge Wells	13.5 miles



FLOOR PLAN



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