



GREENAWAY
RESIDENTIAL



FLAT 7, DALEDENE LEWES ROAD WEST SUSSEX

£225,000
LEASEHOLD

- First-floor Apartment in town centre • Over 55's Accommodation • Double Bedroom • Modern Bathroom Suite • Two Bright Reception Rooms • Large Loft Area with Ladder • Close to Shops and Amenities • Easy Access to Transport Links • Communal gardens & Residents Parking • Viewing highly recommended



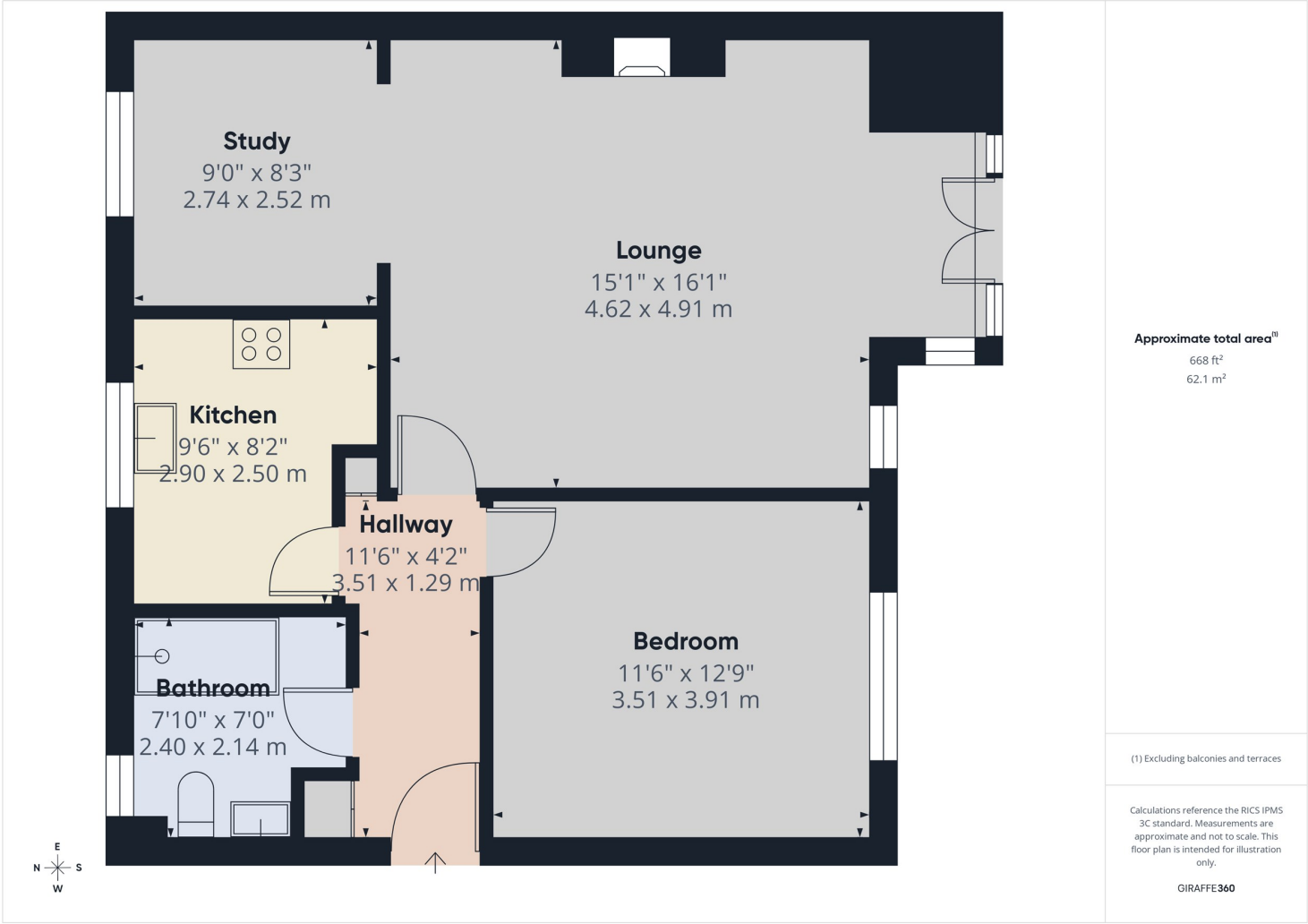
Greenaway Residential Estate Agents are delighted to welcome this apartment to the sales market. Solely for the over 55's, this apartment is nestled on the vibrant Lewes Road in East Grinstead, this charming first-floor flat offers a delightful living experience in the heart of West Sussex. With its convenient location, residents will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for both first-time buyers and those seeking a comfortable rental.

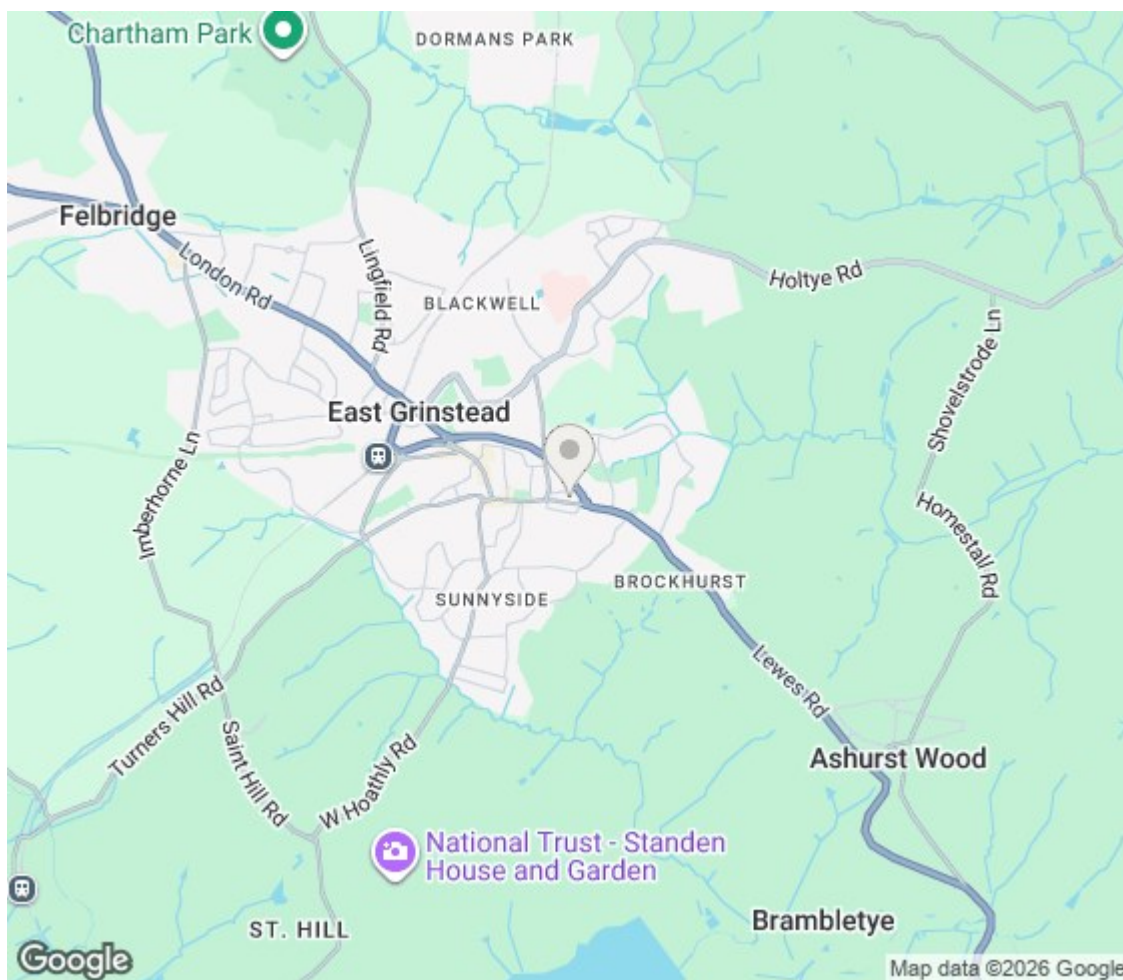
The property features two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a spacious sitting room with study or a dining space. The double bedroom is well-proportioned with built in wardrobes, offering a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both residents and guests.

Some of the standout features of this property is the very long lease, affordable service charges, residents parking, double glazed windows and doors, Juliette balcony and gas central heating, all valuable assets in this bustling area. This apartment presents a wonderful opportunity to enjoy comfortable living in a sought-after location, combining comfort and convenience in equal measure.

A viewing of this apartment is highly recommended to appreciate the size, standard and location. Please call one of our sales team to arrange an appointment on 01342 777 977.







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

From our office in London Road proceed in a south-westerly direction passing through the traffic lights and up the hill. At the roundabout take the first exit into the High Street, at the following small roundabout go straight and the property is found approximately 50 meters to the left hand side.

EPC Rating: **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

East Grinstead
88 London Road
East Grinstead
RH19 1EP

01342 777977
eastgrinstead@greenawayresidential.com

