



Furze Lane

East Grinstead, West Sussex, RH19 2QW

Offers In Excess Of £300,000



# Property Features

- Two Double Bedroom Apartment
- Modern Fitted Bathroom
- En-Suite Shower Room
- Integrated Kitchen
- Gas Central Heating System
- Penthouse Apartment
- Allocated Parking
- Secure Gated Community
- Camera Entry Phone System
- Sought-After Location

## Full Description

Greenaway Residential Estate Agents are delighted to welcome this wonderful two bedroom penthouse apartment to the sales market. This modern property can be found in the desirable Furze Lane in East Grinstead in a very clean and well managed block of only twelve apartments. The development is accessed through the secure gates using remote access and has allocated parking, maintained communal gardens and bicycle storage. There is a staircase or elevator to the penthouse. Upon entering the apartment is an L-shaped hallway with grey hardwood flooring leading to the oversized master bedroom to the left with excellent lighting and door to the modern en-suite shower room. The lounge and dining room can also be found off the hallway, again with hardwood flooring and recessed halogen lighting with door to the balcony. The open style kitchen can be found off the dining area with matching range of base and eye level units with integrated fridge/freezer, dishwasher, space for washing machine, gas oven and double oven and combi-microwave.

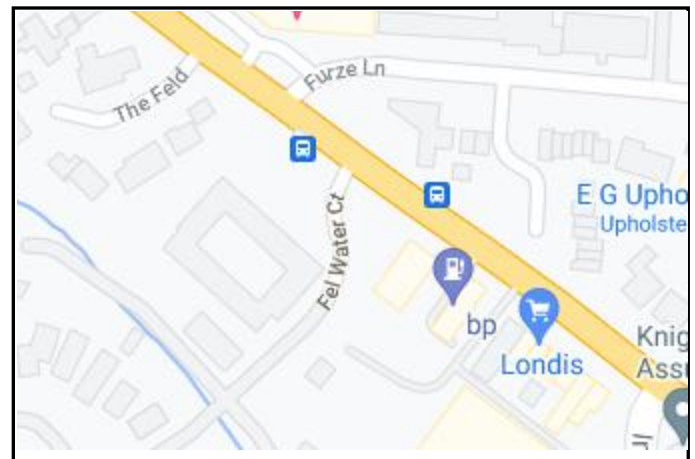
The second bedroom is at the other end of the hallway and is again a large sized double room with ample natural light. The family bathroom is found just off the second bedroom. The family bathroom is very large and boasts a matching three-piece suite of paneled bath tub with shower over, low-level WC and pedestal hand basin with shelving and large storage cupboard. There is a second large storage cupboard off the hallway which contains the combi-boiler, which controls the zonal heating system.

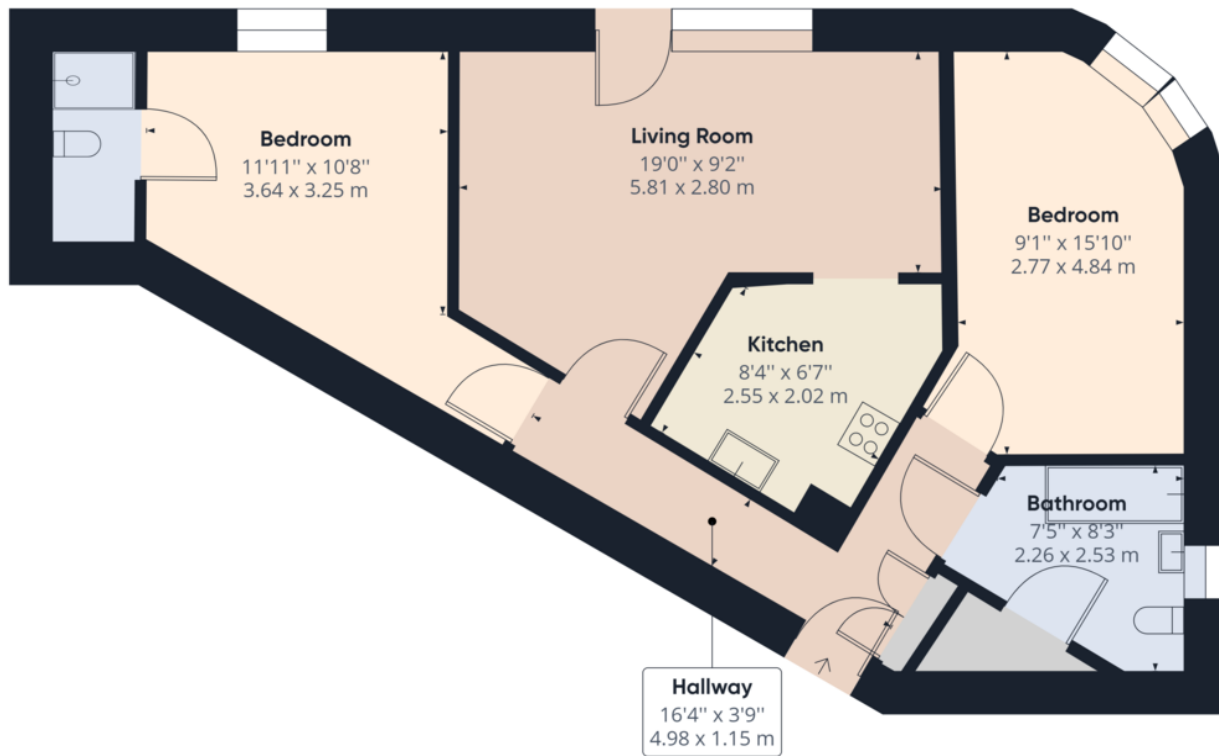
A viewing at this delightful modern penthouse apartment is highly recommended. Please call one of our sales team on 01342 777 97 to arrange a viewing.



## Directions

From our office in London Road in East Grinstead, proceed in a north westerly direction passing over the small roundabout into Beeching Way. Merge into the right lane with the one way system and follow round to the right, merge into the left lane and follow the road round to the left back onto London Road/A22. At the roundabout, take the first exit on London Road/A22 and proceed for approximately 1.1 miles. Turn Right at Furze Lane where you will find the gated community on your right-hand side.





**Approximate total area<sup>(1)</sup>**  
784.43 ft<sup>2</sup>  
72.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements