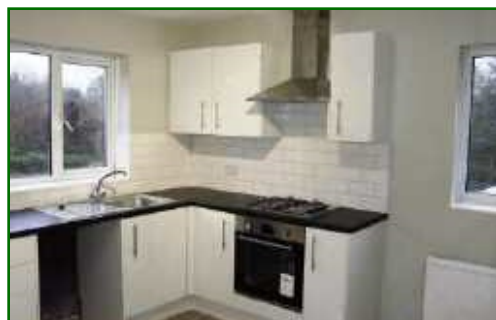


*Nicholas*  
**IRWIN**

**11A WOODLANDS ROAD, EAST GRINSTEAD,  
WEST SUSSEX, RH19 3EH**

A REFURBISHED 1ST FLOOR FLAT CONVERSION WITH REAR OUTLOOK OVER THE GARDENS. SITUATED NEAR SANDHAWES HILL & IN THE VICINITY OF QUEEN VICTORIA HOSPITAL. FEATURES INCLUDE NEW CARPETING, A REFITTED KITCHEN/BREAKFAST ROOM & BATHROOM, GAS C H & REPLACEMENT DOUBLE GLAZING. VACANT POSSESSION.



**Price £180,000 Leasehold**

3 King Street, East Grinstead, West Sussex, RH19 3DL

Tel: 01342 324478 Fax: 01342 301841

Email: [info@nicholasirwin.co.uk](mailto:info@nicholasirwin.co.uk) Website: [www.nicholasirwin.co.uk](http://www.nicholasirwin.co.uk)

# 11A Woodlands Road, East Grinstead

Situated on the Stone Quarry development of East Grinstead backing onto gardens and light woodland and within a short walk of local newsagents, Co-Op and fish 'n chip shop. The town centre and railway station are 1.5 miles distant. Queen Victoria Hospital is close by.

Offered for sale with VACANT POSSESSION a first floor flat conversion of an end of terrace house, compact and easily manageable with a NEWLY FITTED kitchen/breakfast room, and NEW bathroom suite. An ideal opportunity for a FIRST TIME buyer or an INVESTOR as a BUY TO LET.

## ENTRANCE VESTIBULE

Covered entrance porch with double glazed front door to the entrance vestibule with NEWLY CARPETED stairs to the first floor.

## FIRST FLOOR

Landing with NEW carpets, deep storage cupboard with wall mounted Worcester gas boiler.

## LIVING ROOM Approx. 13'11" x 9'1". (Approx. 4.24m x 2.77m)

With three wall light points, pleasant outlook over the rear gardens and radiator.

## KITCHEN/BREAKFAST ROOM Approx. 12'7" x 10'4". (Approx. 3.84m x 3.15m)

Newly re-fitted and comprising stainless

steel sink unit with mixer tap, cupboard and appliance space under, good range of work surfaces with cupboards, drawers and appliance space under, Lamona four ring gas hob, extractor hood, oven in housing, fridge/freezer, radiator, range of wall cupboards and breakfast area. Double aspect with pleasant outlook.

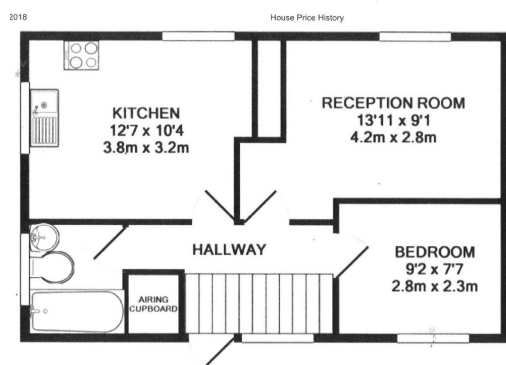
## BEDROOM Approx. 9'2" x 7'7". (Approx. 2.79m x 2.31m)

With radiator.

## BATHROOM

NEW SUITE of white panelled bath with fitted shower, pedestal wash hand basin, low level w.c. Heated towel rail.

## COUNCIL TAX BAND B £1,341.36 per annum (£1,341.36 per annum)



TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## DIRECTIONS

From the town centre take the A264 Tunbridge Wells Road and after approx. 1.5 miles pass the Queen Victoria Hospital on the left. 300 yds further take a left hand turn into Sandhaves Hill and the next left into Woodlands Road. Number 11A will be found further down on the right hand

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