

Nicholas
IRWIN

**56 CANTELUPE ROAD, EAST GRINSTEAD,
WEST SUSSEX, RH19 3BJ**

CONVENIENT FOR TOWN CENTRE THIS RECENTLY RECORATED MODERN GARDEN FLAT IS SITUATED IN A 'TUCKED AWAY' POSITION WITHIN EASY REACH OF THE TOWN & RAILWAY STATION. COMPRISING DOUBLE BEDROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, SHOWER ROOM, DOUBLE GLAZING & COURTYARD GARDEN. AVAILABLE JUNE 2018.



£775 Per calendar month

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56 Cantelupe Road, East Grinstead

Available with immediate effect subject to suitable references and situated in a very convenient location tucked away behind a similar flat on Cantelupe Road and within a few minutes walk of the town centre and station. Constructed in 2002 by a local builder of brick under a tiled roof with double glazed windows and electric Dimplex heaters, this ground floor apartment has recently been re-decorated throughout and has a well fitted kitchen/breakfast room. The property is offered for rental on an Assured Shorthold Tenancy initially for 6 months, but renewable at the Landlords discretion. The rental is subject to receiving suitable references, SIX WEEKS RENTAL DEPOSIT as well as ONE MONTH'S RENT IN ADVANCE. N.B. A Non Refundable Application Fee is applicable with all rental properties and includes the cost of a single reference

OPEN PLAN KITCHEN/BREAKFAST ROOM Approx. 14'2" narrowing to 11'2" x 9'7" (Approx. 4.32m narrowing to 3.40m x 2.92m)

Stable style front door to the open plan kitchen/dining room. Stainless steel one and a half bowl sink unit, cupboard under, work surfaces with cupboards, drawers and appliance space under, Lamona oven in housing, four ring ceramic electric hob, extractor hood over, range of eye level cupboards. Breakfast bar, fridge, freezer, washing machine, part tiled walls, quarry tiled floor, recessed lighting, high vaulted ceiling with skylight.

LIVING ROOM Approx. 14'7" narrowing to 11'9" x 9'4" (Approx. 4.45m narrowing to 3.58m x 2.84m)

With laminated flooring, Dimplex electric heater, pair of double glazed doors to

courtyard garden, two wall light points, recessed lighting.

BEDROOM Approx. 12'6" x 10'6" (Approx. 3.81m x 3.20m)

Dimplex electric heaters, double wardrobe cupboard, storage cupboard, recessed lighting.

SHOWER ROOM

Fully tiled shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, ceramic tiled floor, display shelves, recessed lights, extractor fan.

OUTSIDE COURTYARD

A secure courtyard garden providing privacy and outdoor space.

COUNCIL TAX BAND A £1055.01 (2016/2017)

DIRECTIONS

From our office in King Street opposite the Atrium Cinema Complex take the bend around into De La Warr Road. Take the first right into Cantelupe Road and number 56 will be found on the left hand side behind 56a and approached via its courtyard.