

*Nicholas*  
**IRWIN**

**26 ALICE CROCKER HOUSE, STJOHNS ROAD, EAST GRINSTEAD,  
WEST SUSSEX, RH19 3LB**



**Price £220,000 Leasehold**

Trilands, Manor Road, East Grinstead, West Sussex, RH19 1LR

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## 26 Alice Crocker House, StJohns Road, East Grinstead

GROUND FLOOR 1 double bed roomed APARTMENT with ENTRY PHONE SYSTEM & 2 PARKING SPACES set in a quiet area near Mount Noddy. Comprising LIVINGROOM/DINING ROOM with LAMINATE WOOD flooring & double glazed PATIO DOORS to gardens. GLOWWARM GAS BOILER fitted kitchen & SPACIOUS bathroom. VACANT POSSESSION.

Built in 2008 this superb ground floor apartment is situated in a quiet sought-after close to Mount Noddy Park and the King's Centre. An easy level walk of the town centre across the Kings Centre recreation grounds. Offers a peaceful setting with communal gardens and two allocated parking spaces. Offered for sale with no upward chain. A good investment as a Buy to Let.

### ENTRANCE HALL

Front door to the Communal entrance hall with telephone entry system. With laminate wood flooring, two deep storage cupboards.

### LIVING ROOM/DINING ROOM Approx. 17'max x 11'. (Approx. 5.18m x 3.35m)

Laminate wood flooring, radiator, double glazed patio doors to the garden and archway to the kitchen.

### KITCHEN Approx. 7'7" x 7'5" (Approx. 2.31m x 2.26m)

Stainless Steel one and a half bowl sink unit set in work surface with cupboard under, fitted work surfaces with cupboards, drawers and appliance space under, 4 ring electric hob unit with extractor hood over, Belling oven in housing, fridge and freezer, washing machine, wall mounted Glowworm gas fired boiler, part tiled walls, eye level cupboards, laminate wood flooring.

### BEDROOM 1 Approx. 17' x 9'2 (Approx. 5.18m x 2.79m)

Double bedroom with views over the gardens. Radiator.

### BATHROOM

A spacious bathroom with white suite of panelled bath and fitted shower. Tiled walls, pedestal wash hand basin, low level w.c., radiator, towel rail.

### OUTSIDE

Two Parking Spaces. There is a private patio area immediately adjacent to the living room and COMMUNAL GARDENS laid to lawn with flower beds, trees and shrubs.

### COUNCIL TAX BAND B

2018/2019 £1,341.36

### DIRECTIONS

From the town centre take the A264 into Moat Road direction Tunbridge Wells. At the first bend on the road just after traffic lights opp. The new development go straight into St John's Road. The property can be found at the far left off St John's road.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(82-100) A		
(81-91) B	86	87	(91-91) B	86	87
(69-80) C			(80-89) C		
(55-68) D			(69-80) D		
(39-54) E			(59-68) E		
(21-38) F			(41-58) F		
(1-20) G			(1-39) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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