



**Farrington House
Wood Street
East Grinstead
West Sussex
RH19**

Offers In Excess Of £189,000

bettermove

Wood Street East Grinstead

Bettermove are proud to present this 1 bedroom flat in East Grinstead.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated space.

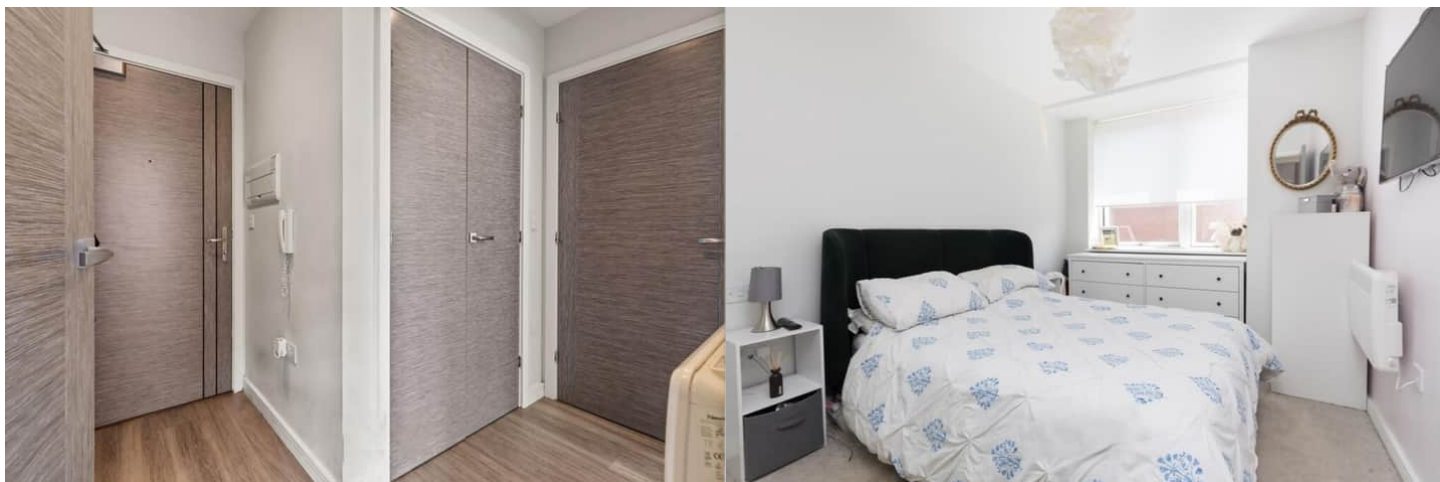
The council tax band is A.

This is a leasehold property with 120 years remaining on the lease; the service charge is £1,500pa.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, as well as the 1 bedroom and the family bathroom.

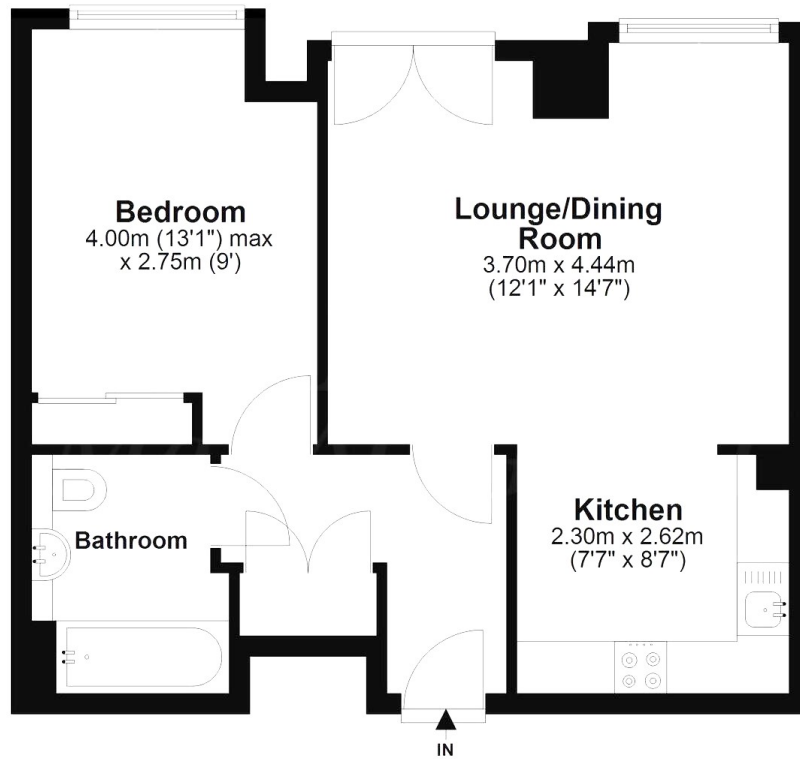
Located in the popular town of East Grinstead the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Dormans train station (3.2 miles), various bus routes and the A22 and M23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Third Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 44.3 sq. metres (477.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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