



**ZOOM**  
HYBRID ESTATE AGENT

**Zoom Hybrid Estate Agents**

4 Brittingham House  
Orchard Street, Crawley  
West Sussex  
RH11 7AE

**T** 0845 180 3995

**E** sales@zoomestateagents.co.uk

West Street  
East Grinstead  
West Sussex.  
RH19

£950 Monthly \*



- Two double bedrooms
- Excellent location
- Contemporary bathroom suite
- Mid-terrace cottage
- Walk-in wardrobe/storage room



**Ref: PRA12467**

Viewing Instructions: Strictly By Appointment Only

## General Description

A well presented two bedroom cottage in the heart of East Grinstead and located within a short walking distance to shops and East Grinstead train station. The property comprises; reception room leading to the open-plan kitchen, contemporary ground floor bathroom with shower over bath, and separate utility area. On the first floor is the main bedroom with walk-in wardrobe/storage room, and on the top floor is the second double bedroom.

EPC Rating: D

Council Tax Band: B - Â£1,597.05

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## Accommodation

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:51

### Council Tax

Band Not Specified



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.*

*Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*