



**Guide Price**  
**£170,000**

**Leasehold**

3x  1x  1x 

**Wallis House, Orchard  
Way, East Grinstead,  
West Sussex, RH19**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- **CASH ONLY BUYERS!**
- **A surprisingly large first floor apartment with built in wardrobes in all bedrooms**
- **Fantastic town centre location close to transport links**
- **Generously proportioned living/dining room with balcony**
- **Underground residents' car parking**
- **Good rental investment prospect for any potential landlord**

## Accommodation

### FIRST FLOOR

- Entrance Hall
- Cloakroom
- Lounge/Dining Room: 19'4 x 12'6 (5.90m x 3.81m)
- Balcony
- Kitchen: 10'6 x 6'4 (3.20m x 1.93m)
- Bedroom 1: 10'5 x 9'8 (3.18m x 2.95m)
- Bedroom 2: 10'7 x 9'5 (3.23m x 2.87m)
- Bedroom 3: 8'8 x 6'8 (2.64m x 2.03m)
- Bathroom

### OUTSIDE

- Residents Underground Parking

**First Floor**  
Approx. 80.3 sq. metres (864.4 sq. feet)



**Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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