

6 The Fallows

Fairfield Road, East Grinstead, RH19 4QD



Asking price £320,000 Leasehold

A BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR LUXURY RETIREMENT APARTMENT EXCLUSIVELY FOR THE OVER 55'S

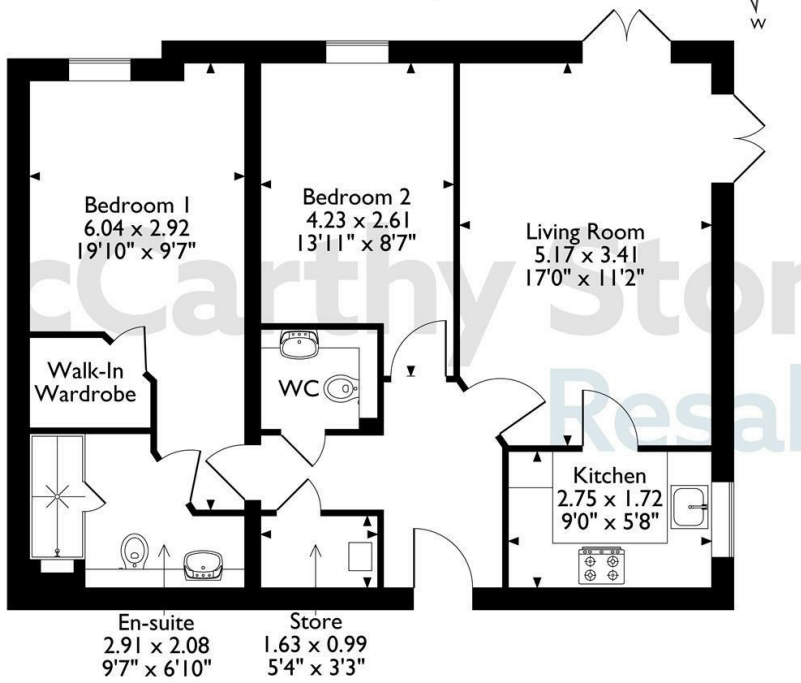
A SUPERB bright and spacious TWO bedroom retirement apartment, boasting a DUAL ASPECT, corner position and situated on the GROUND floor. Two double patio doors open onto a private patio area.

THE FALLOWS is a stunning McCarthy Stone Retirement Living development, with under floor allocated car parking.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

The Fallows, Flat 6, Fairfield Road, East Grinstead, West Sussex  
Approximate Gross Internal Area  
65 Sq M/700 Sq Ft



Upper Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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# The Fallows, Fairfield Road, East Grinstead, West Sussex, RH19 4QD

The Fallows is a purpose built Retirement Lifestyle living development built by McCarthy and Stone for the exclusively for the over 55's Years. The development was built by McCarthy and Stone and consists of 23 two bedroom apartments.

The Concierge is on site Monday to Friday mornings to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. This luxury development also has the benefit of a Homeowners lounge, underground allocated parking as well as additional allocated storage compartments For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family.

The property is within close proximity to East Grinstead town centre.

**ENTRANCE HALL**  
Front door with spy hole leads to the large entrance hall, from the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system. Doors lead to the living room, bedrooms, cloakroom and storage cupboard.

**LOUNGE WITH Dual Aspect patio doors**  
Spacious lounge benefiting from dual aspect, with two double patio doors, one with Southerly aspect and the other East facing. Both sets of doors lead onto a spacious patio area. TV and telephone points, Sky/Sky+



connection point. Ceiling spot lights. Fitted carpets, raised electric power sockets. Door leads onto a separate kitchen.

**KITCHEN**  
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a granite worktop work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Electric oven, ceramic hob, cooker hood and integral fridge freezer, dishwasher and washing machine.

**CLOAK ROOM**  
Tiled and fitted with suite comprising of WC, vanity unit with sink, mirror above and heated towel rail.

**BEDROOM ONE**  
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

**EN-SUITE**  
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, extractor fan and heated towel rail.

**BEDROOM TWO**  
Spacious second bedroom. Ceiling lights, TV and phone point.

**SERVICE CHARGE**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds



## 2 Bed | £320,000

- Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
  - Underfloor heating in apartment and communal areas
- The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the Concierge, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Concierge.  
Annual Service charge : £5,081.81 (up to 31/3/2027)

**LEASEHOLD**  
125 Years From 01/06/2012  
£250 p.a  
Ground rent review: 01/06/2027

**CAR PARKING**  
Allocated parking. Also Visitor parking available

