

Price:

£330,000

Garnham
H Bewley

Flat 39 Wood Street, East Grinstead



- Top Floor Penthouse Apartment
- Beautifully Presented Throughout
- Two Double Bedrooms
- Fully Fitted Kitchen with Integrated Appliances
- Fitted Bathroom & En-Suite
- Elevator Access
- Two Parking Spaces
- Close Proximity East Grinstead Railway

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat 39 Farringdon House, Wood Street, East Grinstead, West Sussex RH19 1BA

Garnham H Bewley are delighted to present to the market this excellent example of a newly-built two bedroom penthouse apartment. Originally built in 2019 by Whitehall Homes, this property is situated just a stone's throw from East Grinstead's historic high street and is just a two minute walk from the town's mainline railway station. Farringdon House is a newly built development with lift access to all floors including the undercroft parking.

The accommodation consists of an open-plan Kitchen/Living Space, two double bedrooms, en-suite to the master bedroom and separate family bathroom, two large storage cupboards and a balcony that runs the width of the apartment and offers far-reaching sunset views across East Grinstead. This property uniquely benefits from having two allocated parking spaces.

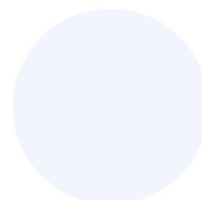
The kitchen is fully fitted with a range of modern base and eye level units, Fridge/Freezer, Bosch Dishwasher, Bosch oven, induction hob and built-in microwave. There is a 1 1/2 sink with drainer, with instant filtered hot water tap fitted. The kitchen is open-plan with the Lounge which has a bright and airy feel and opens onto the apartment's balcony with sliding doors. The whole property has been fitted with a state of the art air filtration system.

Both Bedrooms can easily fit king-size beds and have TV points. The Master bedroom is accompanied by a stylish shower room en-suite and the rest of the apartment has access to the family bathroom, which is fitted with a panel-enclosed bath, low-level WC and inset sink with built in bathroom storage.

The property has a glass panelled balcony which runs the width of the flat and is accessed from both the lounge and master bedroom, it enjoys far reaching sunset views and is and is a perfect space to soak up the sun on a summer's evening.

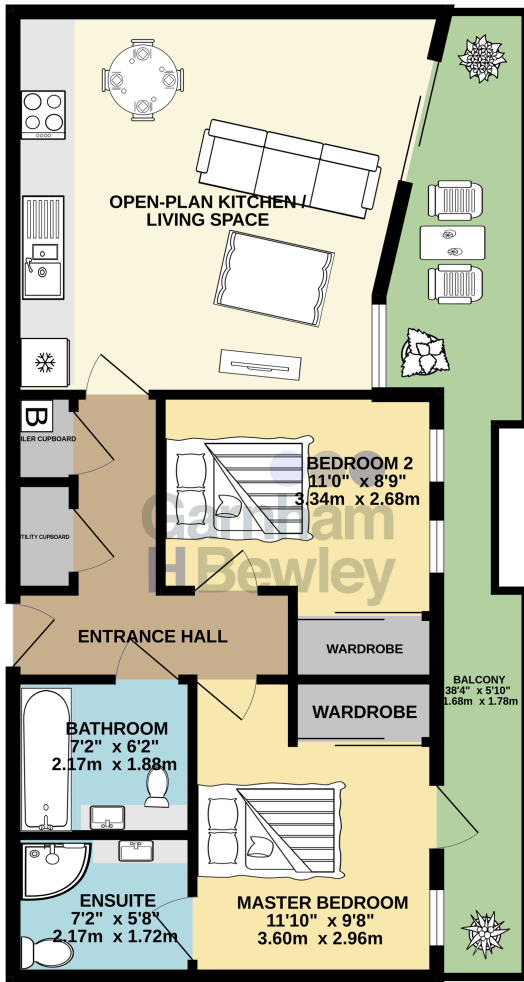
This apartment uniquely benefits from two allocated parking spaces, one outside the front of the property and one in the undercroft car park.

This is an excellent first-time buy, perfect for Buy to Let investors and a secure lock-up and go for downsizers.



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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



39 FARRINGDON HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOURTH FLOOR PENTHOUSE:

Kitchen / Living Space

16' 2" x 15' 2" (4.93m x 4.62m)

Master Bedroom

11' 10" x 9' 8" (3.61m x 2.95m)

Bedroom Two

11' 0" x 8' 9" (3.35m x 2.67m)

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

En-Suite

7' 2" x 5' 8" (2.18m x 1.73m)

Utility Cupboard

2' 5" x 4' 4" (0.74m x 1.32m)

Boiler Cupboard

2' 5" x 3' 6" (0.74m x 1.07m)



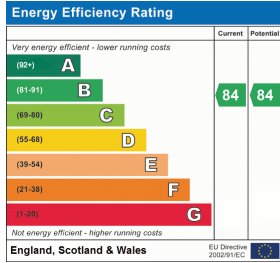
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NEAREST STATIONS:
East Grinstead Station: 0.1 miles
Dormans Station: 2.1 miles
Lingfield Station: 3.4 miles

East Grinstead
01342 410227



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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