

Price

£190,000

Garnham  
H Bewley

Flat 10 St James Road, East Grinstead



- First Floor Retirement Property
- Two Double Bedrooms
- Kitchen
- Lounge/Dining Room
- Shower Room
- Communal Gardens
- Residents Lounge
- No Onwards chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Flat 10 St James Court, St James Road, East Grinstead, West Sussex RH19 1DB

Garnham H Bewley are delighted to present to the market this well presented two double bedroom, first floor retirement property with the added bonus of a refitted shower room. Offered to the market with no onward chain this over 60s development is ideally located within close proximity to both the main town centre and mainline train station.

The ground floor consists of a welcoming residents lounge where there are kitchen facilities and access through to the residents garden. The apartment is located on the first floor and benefits from a generous entrance hall where there are doors leading to all rooms. The main lounge / dining area is a spacious and bright room benefiting from double aspect windows and access to the kitchen. The separate kitchen is fitted with a range of wall and base level units providing ample storage and work surface. There is space for a selection of appliances and a window. Both bedrooms are double rooms with the main bedroom benefiting from built in wardrobes. The modern shower room is fitted with a double walk-in shower, low level WC, wash hand basin, fully tiled walls and window.

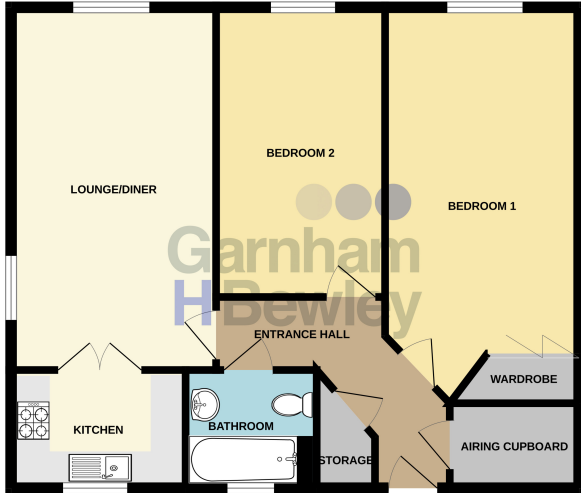
Outside, the property enjoys the use of the resident garden which is beautifully maintained and is an enjoyable space for all the residents to use. There is also resident parking and the development is located just a few minutes walk from the main town centre.



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FIRST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, fixtures, fittings and appliances have not been taken 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 the prospective purchaser. The services, fixtures and appliances shown have not been located and the purchaser should verify the existence of fixtures and fittings with the vendor.  
Made with Metropac CDD3

## First Floor Entrance Hall

### Kitchen

8' 11" x 6' 1" (2.72m x 1.85m)

### Lounge/Dining Room

18' 7" x 10' 6" (5.66m x 3.20m)

### Main Bedroom

17' 9" x 9' 2" (5.41m x 2.79m)

### Bedroom 2

14' 10" x 8' 8" (4.52m x 2.64m)

### Shower Room

6' 9" x 5' 11" (2.06m x 1.80m)





## 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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