

Offers in Excess of:

£325,000

**Garnham
H Bewley**

Flat 52 Elizabeth Place, 52 Queens Road, East Grinstead



- Luxury Third Floor Apartment
- Two Large Double Bedrooms
- Stunning Open-Plan Kitchen & Living Space
- Tastefully Finished Bathroom & En-Suite
- Private Balcony
- Secure, Undercoft Allocated Parking
- Convenient Town Centre Location
- Remaining NHBC Warranty and 995 Year Lease

For further information contact Garnham H Bewley:

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



Flat 52 Elizabeth Place, 52 Queens Road, East Grinstead, West Sussex RH19

Stunning Two-Bedroom Luxury Apartment in the Heart of East Grinstead. Offered to the market is this exceptional third-floor apartment, built in 2020 by renowned developers Weston Homes and ideally positioned in the heart of East Grinstead town centre. Just moments from the town's shops, restaurants, and mainline station, this beautifully presented property still benefits from the remainder of the NHBC warranty and enjoys a remarkable 995 years left on the lease.

The apartment is accessed directly into a spacious and contemporary open-plan living area, where clean modern lines and thoughtful design create a welcoming and versatile space. The kitchen is finished to an excellent standard and includes integrated appliances such as a fridge/freezer, dishwasher, washing machine, induction hob, electric oven, and a stainless steel sink with drainer and instant boiling water tap. There is ample space for a six-seater dining table as well as a comfortable lounge set-up, with natural light flooding in through full-height sliding doors that open onto a private balcony.

To the right of the living area is the impressive master bedroom, a generously sized space complete with floor-to-ceiling bespoke built-in wardrobes and a side door offering further access to the balcony. The master also benefits from a sleek en-suite shower room featuring a large walk-in shower, hand basin, and low-level WC.

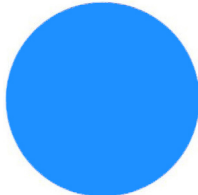
The second bedroom is located to the left of the living area, quietly positioned at the rear of the property. It easily accommodates a double bed and overlooks the attractive communal roof garden on the floor below. Directly opposite is the main bathroom, stylishly finished with a full-sized bath fitted with SMART taps, a hand basin, and low-level WC. Between the bathroom and the second bedroom is a large, practical storage cupboard, while the gas combi boiler is discreetly housed in a cupboard within the lounge area.

The property includes an allocated parking space situated on the lower ground floor, accessed via secure electric gates. Residents also benefit from a cycle store in the car park and use of the beautifully maintained communal roof garden on the second floor. Elizabeth Place offers added peace of mind with a secure video entry system and two elevators serving all floors.

This outstanding apartment combines luxury, location, and convenience, making it an ideal choice for professionals, downsizers, or investors seeking high-quality town-centre living.

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Accommodation

Third Floor Luxury Apartment: Open Plan Kitchen & Living Space: 25' 0" x 23' 7" (7.62m x 7.19m)

Master Bedroom:

18' 2" x 9' 11" (5.54m x 3.02m)

Ensuite:

7' 3" x 6' 8" (2.21m x 2.03m)

Bedroom Two:

13' 4" x 8' 11" (4.06m x 2.72m)

Bathroom:

7' 10" x 6' 7" (2.39m x 2.01m)

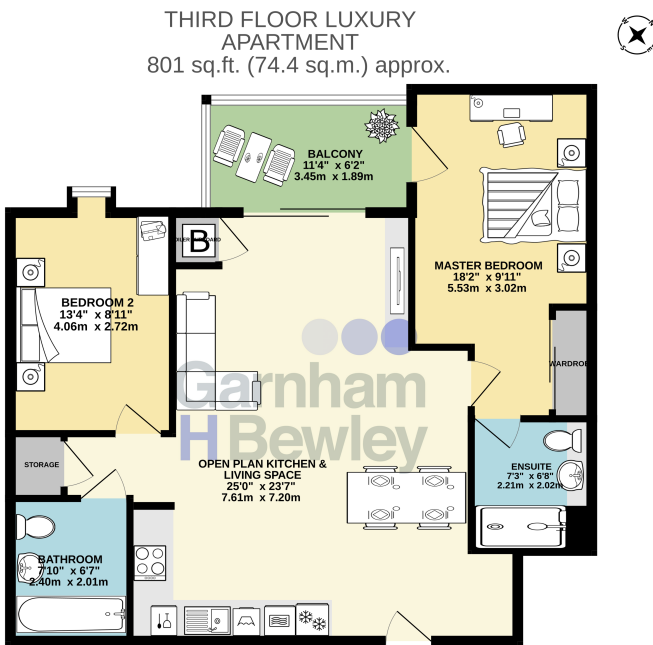
Storage Cupboard:

2' 11" x 3' 7" (0.89m x 1.09m)

Outside:

Balcony:

11' 4" x 6' 2" (3.45m x 1.88m)



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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.5 miles)

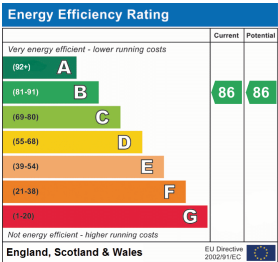
Nearest Schools:

Estcots Primary School (0.5 miles)

The Meads Primary School (0.5 miles)

Sackville School (0.6 miles)

St Mary's CofE Primary School (0.7 miles)



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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