

Guide Price:

£260,000

£250,000

Garnham
H Bewley

1 Chequer Road, East Grinstead



- Stunning One Bedroom Ground Floor Flat
- Extended Kitchen with Integrated Appliances
- Bright & Airy Lounge
- Tastefully Finished Four-Piece Bathroom
- Separate Utility Room
- Private Rear Garden
- Share of Freehold
- Excellently Positioned close to East Grinstead High Street

For further information contact Garnham H Bewley:

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1 Chequer Road, East Grinstead, West Sussex RH19 3BW

A Spacious and Stylish One-Bedroom Victorian Conversion with Private Garden – Moments from East Grinstead Town Centre. Set within a charming Victorian building and boasting proportions rarely found in similar one-bedroom properties, this beautifully presented ground floor conversion offers a perfect blend of period character and modern convenience, just a stone's throw from East Grinstead's vibrant town centre.

Accessed via a private side entrance, the property opens into a generous and light-filled semi-open plan living space. At the heart of the home is a stunning kitchen/breakfast room, significantly extended to the side to create an expansive and bright area ideal for both cooking and entertaining. Featuring sleek integrated appliances including dual ovens, a five-ring gas hob, dishwasher, and fridge, the kitchen is further enhanced by a large sink with drainer, stylish cabinetry, and two overhead skylights that flood the space with natural light. To the rear, a dedicated utility area provides practical space for a washing machine and tumble dryer, as well as housing the modern gas combi-boiler.

Adjacent to the kitchen is a contemporary bathroom suite, thoughtfully designed and finished to a high standard with a luxurious four-piece layout, including a walk-in shower, separate bathtub, low-level WC, and wash-hand basin.

The semi-open plan lounge benefits from a side-aspect window and comfortably accommodates a large L-shaped sofa, making it a welcoming and versatile living area.

To the front of the property, the generously sized bedroom boasts a striking bay window and a charming original fireplace, adding a touch of period elegance. Throughout the property, character features such as high ceilings and tall skirting boards further showcase its Victorian heritage.

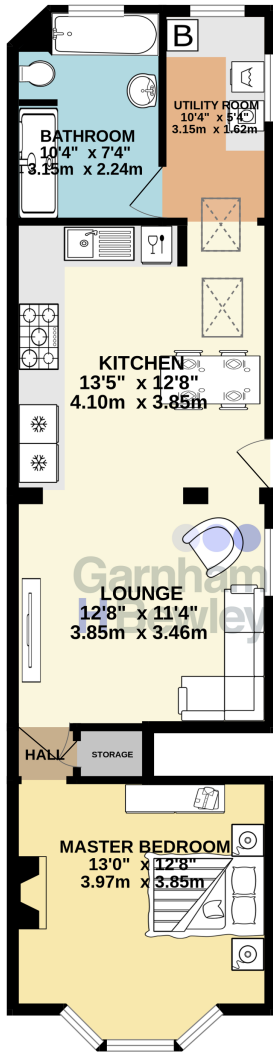
Externally, the property enjoys a private, low-maintenance garden, ideal for relaxing or entertaining. Laid with astro turf and decking for year-round ease, it also includes a large shed, offering excellent storage options.

This exceptional home offers a rare opportunity to enjoy spacious living in a prime central location, with East Grinstead's array of shops, cafés, restaurants, and transport links just a short stroll away. Viewings highly recommended to appreciate the size, character, and quality this unique property has to offer.



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GROUND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



1 CHEQUER ROAD - FLOORPLAN

TOTAL FLOOR AREA : 604 sq.ft. (56.2 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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Accommodation

Ground Floor:

Lounge:

13' 0" x 12' 8" (3.96m x 3.86m)

Kitchen:

13' 5" x 12' 8" (4.09m x 3.86m)

Utility Room:

5' 4" x 10' 4" (1.63m x 3.15m)

Master Bedroom:

13' 0" x 12' 8" (3.96m x 3.86m)

Bathroom:

7' 4" x 10' 4" (2.24m x 3.15m)



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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

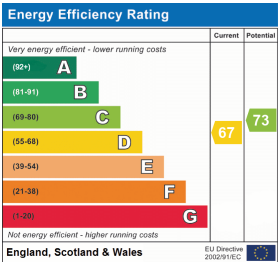
Nearest Schools:

Estcots Primary School - Ofsted: Good (0.3 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

Sackville School - Ofsted: Good (0.4 miles)

The Meads Primary School - Ofsted: Good (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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