

£230,000

Garnham
H Bewley

London Road, East Grinstead



- First Floor Flat
- Two Double Bedrooms
- Separate Fitted Kitchen
- Main Family Bathroom
- Spacious Lounge / Diner
- Garage-en-Bloc
- Close to Town Centre & Railway Station

For further information contact Garnham H Bewley:

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

Accommodation

First Floor Flat: Entrance Hallway

Sitting Room

16' 1" x 12' 5" (4.90m x 3.78m)

Kitchen

9' 11" x 6' 11" (3.02m x 2.11m)

Bedroom One

14' 3" x 10' 11" (4.34m x 3.33m)

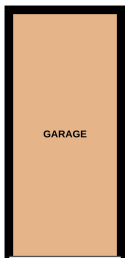
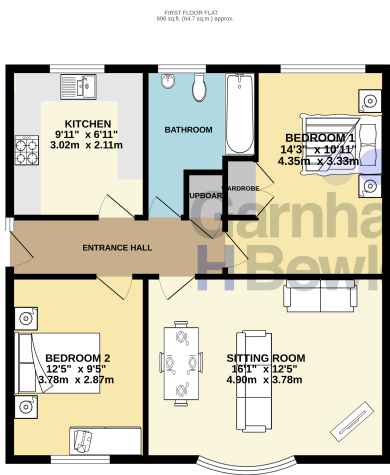
Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)

Bathroom

Outside: Garage

Resident Gardens



(NOT SHOWN IN ACTUAL
LOCATION)
(35.1) (11.1) (22.1) (16.1) approx.

1 FERNSIDE - FLOORPLAN

TOTAL FLOOR AREA: 827 sq.ft. (76.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metrepro 6/2023



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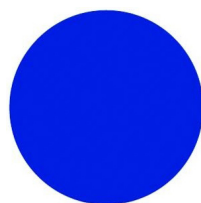
Garnham H Bewley are pleased to present this generously proportioned two double bedroom first-floor apartment, ideally located within easy reach of East Grinstead town centre and railway station. Offered with the benefit of a brand new lease on completion, this well-presented property combines space, natural light, and convenience, making it an excellent opportunity for first-time buyers, commuters, or investors.

The accommodation comprises a welcoming entrance hall with useful built-in storage cupboards. The bright and airy lounge features a large front-aspect window that floods the room with natural light, while providing ample space for both living and dining furniture. The fitted kitchen is well-appointed with an extensive range of wall and base units, generous work surfaces, an inset sink and drainer, and space for appliances, along with a rear-aspect window.

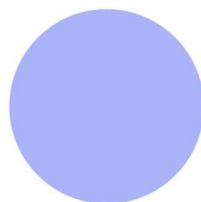
There are two well-sized double bedrooms, with the master bedroom benefitting from double built-in wardrobes. The family bathroom is fitted with a panel-enclosed bath with shower over, a low-level WC, wash hand basin, and a rear-aspect window for added ventilation and natural light.

Outside, the property benefits from a garage situated in a nearby block, well-maintained communal gardens laid to lawn, and a useful storage shed.

This apartment offers excellent living space in a prime location, with the added benefit of being ready for a new owner to make their mark. Early viewing is highly recommended.



Welcome
Home

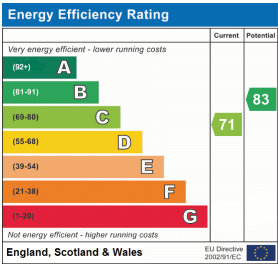


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Nearest Train Stations:
East Grinstead Station (0.5 miles)
Dormans Station (1.9 miles)
Lingfield Station (3.1 miles)

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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