

Price:
£180,000

Flat 1, 21 St James Road, East Grinstead



- Ground Floor Maisonette
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Private Courtyard Garden
- Share of Freehold
- Town Centre Location
- Within Walking Distance of East Grinstead Station
- No Onward Chain

For further information contact Garnham H Bewley:
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Flat 1, 21 St James Road, East Grinstead, West Sussex RH19 1DL

A well-presented one-bedroom ground floor maisonette ideally situated within easy walking distance of East Grinstead railway station and the town's historic Tudor High Street, offering an excellent selection of shops, cafés, restaurants and everyday amenities.

Offered to the market with no onward chain and benefiting from a share of the freehold, this charming property provides spacious and well-balanced accommodation throughout. The property features a bright and generously sized open-plan kitchen/living space, ideal for both relaxing and entertaining, with ample room for dining. The fitted kitchen comprises a range of storage units and work surfaces, incorporating a four-ring gas hob, cooker, sink with drainer and integrated washing machine, while the living area benefits from plenty of natural light.

The double bedroom is well proportioned and provides space for wardrobes and additional furnishings, while the bathroom is fitted with a modern suite.

Externally, the property enjoys the benefit of a small private courtyard garden, providing a pleasant and low-maintenance outdoor seating area. Parking is available on the road via residents' permit parking.

This property would make an ideal first-time purchase, investment opportunity or convenient downsize, thanks to its central location and excellent transport links. Early viewing is highly recommended.



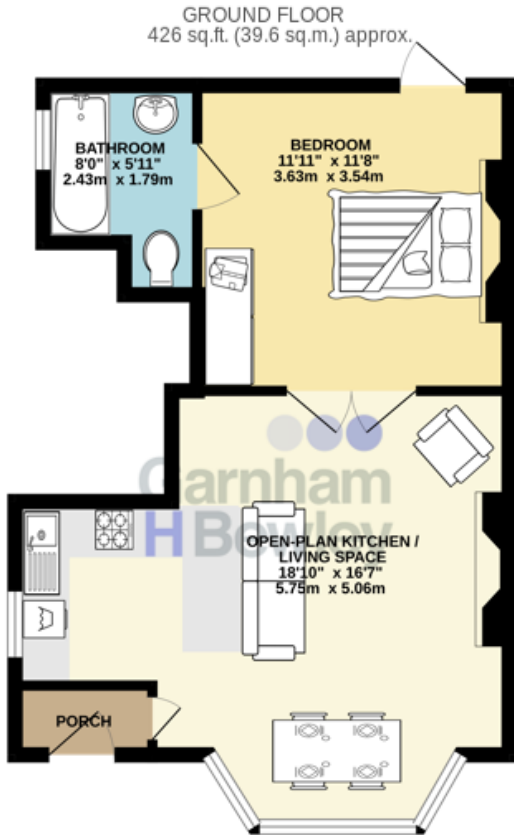
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Accommodation

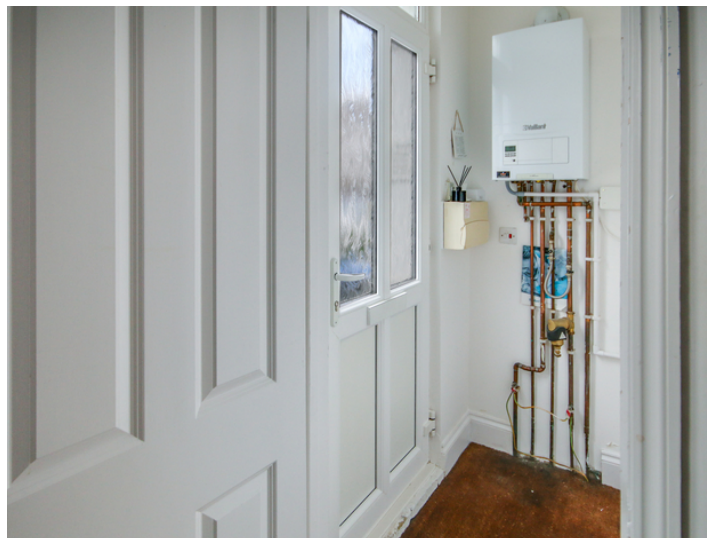
Ground Floor Maisonette:
Open-Plan Kitchen / Living Space:
18' 10" x 16' 7" (5.74m x 5.05m)

Bedroom:
11' 11" x 11' 8" (3.63m x 3.56m)

Bathroom:
8' 0" x 5' 11" (2.44m x 1.80m)



FLAT 1, 21 ST JAMES ROAD - FLOORPLAN
TOTAL FLOOR AREA: 426 sq.ft. (39.6 sq.m.) approx.
Whilst every effort 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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Nearest Stations:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

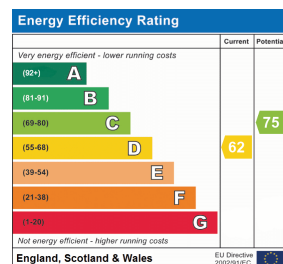
Nearest Schools:

St Mary's CofE Primary School (0.4 miles)

Blackwell Primary School (0.6 miles)

Baldwins Hill Primary School (0.7 miles)

The Meads 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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