

Price:

£265,000

Garnham
H Bewley

Flat 49 Ermenild Neale House St Johns Road, East Grinstead



- Top Floor Apartment
- Two Double Bedrooms
- Lounge / Diner Opening onto a Private Balcony
- Tastefully Fitted Kitchen
- Stylishly Finished Bathroom & Ensuite
- Abundant, Gated Resident Parking
- Located Close to Town & Station
- No Onward Chain

For further information contact Garnham H Bewley:

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



Flat 49 Ermenild Neale House St Johns Road, East Grinstead, West Sussex

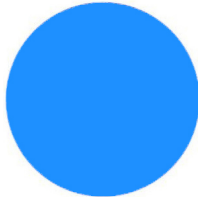
A beautifully positioned two double bedroom top-floor apartment, set within the former grounds of East Grinstead's historic Old Convent, close to the town centre and station, with the added benefit of a private balcony.

The apartment offers well-proportioned accommodation throughout, comprising a welcoming entrance hall with a particularly useful large storage cupboard, generous loft area, a spacious lounge/diner with direct access to the private balcony, and a fitted kitchen with integrated appliances and space for a washing machine and fridge/freezer.

There are two good-sized double bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A separate bathroom serves the second bedroom and the main living accommodation.

Outside, the property benefits from gated residents' parking to the rear, together with well-maintained communal gardens, bike storage area and grounds. Mount Noddy Playing Fields are also nearby, offering tennis courts, a bowling green and a children's play area.

Overall, a well-presented and conveniently located apartment offering good-sized accommodation, excellent storage, private outdoor space and plentiful parking, all within easy reach of East Grinstead town centre and station.



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Accommodation

Second Floor Apartment:

Lounge / Diner:

13' 1" x 15' 2" (3.99m x 4.62m)

Kitchen:

9' 3" x 5' 11" (2.82m x 1.80m)

Master Bedroom:

8' 11" x 15' 5" (2.72m x 4.70m)

Ensuite:

7' 4" x 4' 3" (2.24m x 1.30m)

Bedroom Two:

10' 2" x 10' 0" (3.10m x 3.05m)

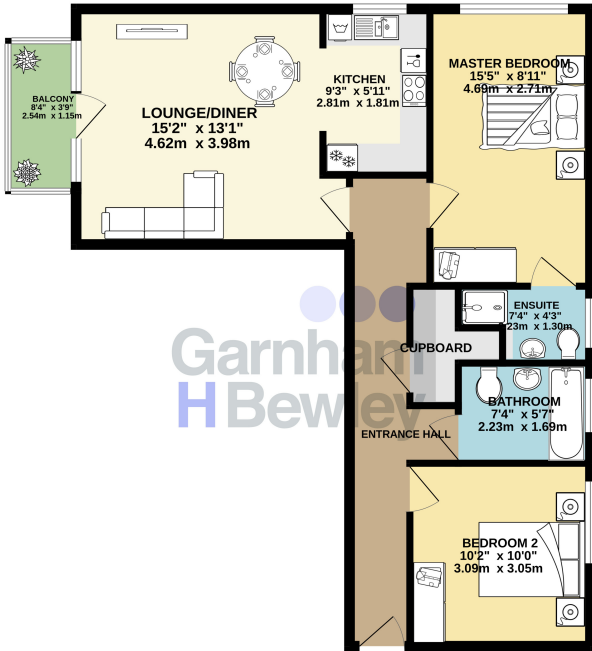
Bathroom:

7' 4" x 5' 7" (2.24m x 1.70m)

Balcony:

8' 4" x 3' 9" (2.54m x 1.14m)

SECOND FLOOR APARTMENT
670 sq.ft. (62.2 sq.m.) approx.



49 ERMENILD NEALE HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt 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 contract, 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 (0.4 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.1 miles)

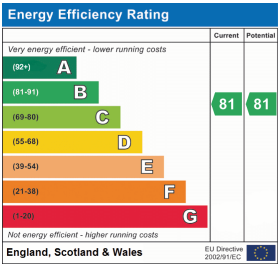
Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School - Ofsted: Good (0.6 miles)

The Meads Primary School - Ofsted: Good (1.0 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