

Price:

£250,000

26 Tower Close, East Grinstead



- Two Bedroom First Floor Apartment
- Stylishly Fitted Kitchen
- Spacious Lounge / Diner
- Tastefully Appointed Bathroom & Ensuite
- Large Utility Cupboard & Excellent Storage
- Allocated Parking Space
- Private Balcony
- No Onward Chain

For further information contact Garnham H Bewley:

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## 26 Tower Close, East Grinstead, West Sussex RH19 3RT

A beautifully presented and immaculately maintained two-bedroom, two-bathroom first floor apartment, ideally situated within easy reach of East Grinstead town centre and mainline station.

This bright and spacious property offers well-proportioned and versatile accommodation throughout. The generous lounge/dining room is a standout feature, with double doors opening onto a private westerly facing balcony—ideal for enjoying afternoon and evening sun. The kitchen is separate yet cleverly designed to feel almost open-plan to the living space, creating a sociable and practical layout while retaining definition between areas.

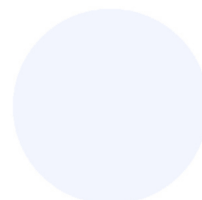
The welcoming entrance hall is notably spacious and offers excellent flexibility, with room for a desk—perfect for those working from home. It also benefits from useful built-in storage, including a utility cupboard with space and plumbing for a washing machine and tumble dryer.

There are two well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from a private allocated parking space located to the rear of the building. The block itself is well maintained and features a secure entry system, although it should be noted there is no lift.

Ideally positioned, the apartment is within walking distance of East Grinstead's historic Tudor High Street, offering a range of shops, restaurants and amenities, and is even closer to the mainline railway station—making it an excellent choice for commuters.

Offered to the market with no onward chain, this superb apartment is ideal for first-time buyers, downsizers or investors alike.

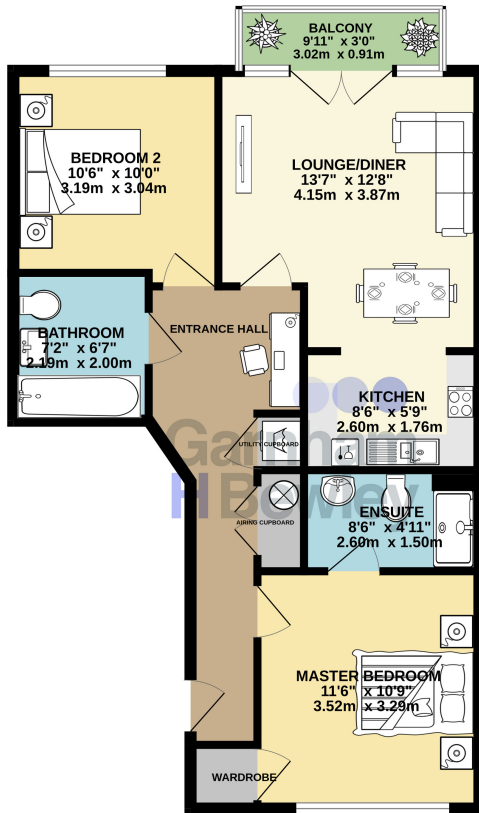


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# Accommodation

1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



26 TOWER CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 651 sq.ft. (60.5 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.  
Made with Metropix 42002

- First Floor Apartment:**
- Lounge/Diner:**  
13' 7" x 12' 8" (4.14m x 3.86m)
- Kitchen:**  
8' 6" x 5' 9" (2.59m x 1.75m)
- Master Bedroom:**  
11' 6" x 10' 9" (3.51m x 3.28m)
- Ensuite:**  
8' 6" x 4' 11" (2.59m x 1.50m)
- Bedroom Two:**  
10' 6" x 10' 0" (3.20m x 3.05m)
- Bathroom:**  
7' 2" x 6' 7" (2.18m x 2.01m)
- Balcony:**  
9' 11" x 3' 0" (3.02m x 0.91m)



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**Nearest Stations:**

East Grinstead Station (0.3 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.2 miles)

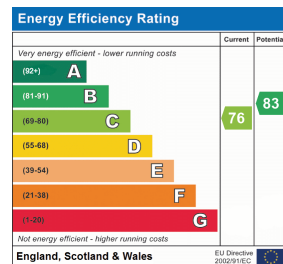
**Nearest Schools**

St Mary's CofE Primary School (0.3 miles)

Blackwell Primary School (0.4 miles)

Baldwins Hill Primary School (0.6 miles)

Halsford Park Primary School (0.5 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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