

Guide Price:
£315,000

£300,000

Garnham
H Bewley

Flat 44, 52 Queens Road, East Grinstead



- Luxury Third Floor Apartment
- Two Large Double Bedrooms
- Stunning Open-Plan Kitchen & Living Space
- Tastefully Finished Bathroom & Ensuite
- Private Balcony
- Secure, Undercoft Allocated Parking
- Convenient Town Centre Location
- Remaining NHBC Warranty and 992 Year Lease

For further information contact Garnham H Bewley:

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Flat 44, 52 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19

Stunning Two-Bedroom Luxury Apartment in the Heart of East Grinstead: Guide Price: £300,000 - £315,000.

Offered to the market is this exceptional third-floor apartment, built in 2020 by renowned developers Weston Homes and ideally located in the heart of East Grinstead town centre. Just moments from shops, restaurants, and the mainline station, the property benefits from the remainder of the NHBC warranty and an impressive 992 years remaining on the lease.

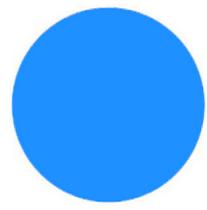
The apartment opens into a welcoming entrance hall, providing access to all principal rooms and enhancing the sense of space and privacy. To the left is a spacious, contemporary open-plan living area, thoughtfully designed for both relaxing and entertaining. The kitchen is finished to a high standard, featuring integrated appliances including a fridge/freezer, dishwasher, washer/dryer, induction hob, electric oven, stainless steel sink with drainer, and an instant boiling water tap. There is ample space for dining and lounge areas, with large sliding doors allowing natural light to flood in and opening onto a private balcony overlooking the communal roof garden.

The master bedroom is generously sized, with built-in wardrobes and space for additional furnishings, and benefits from a sleek en-suite shower room with a walk-in shower, hand basin, and low-level WC.

The second bedroom is also a well-proportioned double, ideal for guests, a home office, or additional accommodation, and sits adjacent to the stylish main bathroom, complete with a full-sized bath with SMART taps, hand basin, and low-level WC. A useful storage cupboard off the hallway adds practicality, while the layout ensures a clear separation between living and sleeping areas.

The property includes an allocated parking space on the lower ground floor, accessed via secure electric gates. Residents also benefit from a cycle store and a well-maintained communal roof garden on the second floor. Elizabeth Place further offers a secure video entry system and two lifts serving all floors.

Combining luxury, convenience, and a prime location, this apartment is ideal for professionals, downsizers, or investors seeking high-quality town-centre living.



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Accommodation

Executive Third Floor Apartment: Open-Plan Kitchen / Living Area:

12' 9" x 23' 6" (3.89m x 7.16m)

Master Bedroom:

9' 1" x 16' 1" (2.77m x 4.90m)

Ensuite:

7' 5" x 6' 8" (2.26m x 2.03m)

Bedroom Two:

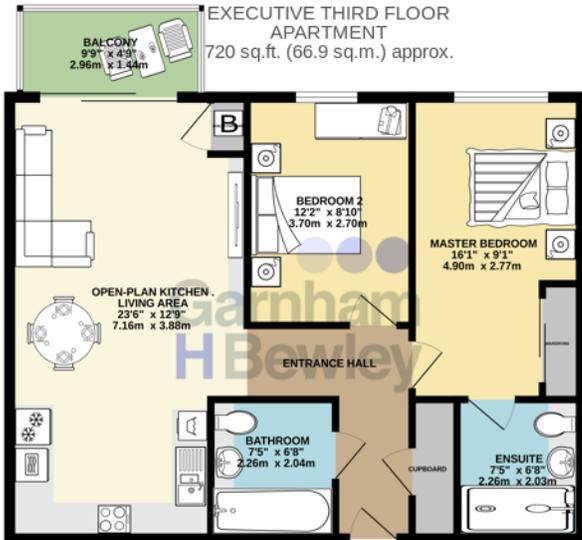
12' 2" x 8' 10" (3.71m x 2.69m)

Bathroom:

7' 5" x 6' 8" (2.26m x 2.03m)

Balcony:

9' 9" x 4' 9" (2.97m x 1.45m)



44 ELIZABETH PLACE - FLOORPLAN
TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. Use as a guide.
Made with SketchUp 2020



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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.5 miles)

Nearest Schools:

Estcots Primary School (0.5 miles)

The Meads Primary School (0.5 miles)

Sackville School (0.6 miles)

St Mary's CofE Primary School (0.7 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		86	86
		EU Directive 2002/91/EC	

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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