

Price:

£340,000

Garnham
H Bewley

Flat 23 Fairfield Road, East Grinstead



- Top Floor Luxury Apartment
- Two Bedrooms, Ensuite & Separate WC
- Bright & Airy Lounge / Diner
- Stylishly Fitted Kitchen
- Allocated Parking & Underground Storage Locker
- Ensuite and Walk-In Wardrobe to the Master Suite
- Exclusively for Ages 55+
- Walkable to East Grinstead High Street

For further information contact Garnham H Bewley:

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



Flat 23 The Fallows, Fairfield Road, East Grinstead, West Sussex RH19 4QD

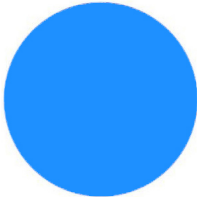
Offered to the market with no onward chain, this superb top-floor apartment forms part of an exclusive retirement development for the over 55s, ideally situated within easy walking distance of East Grinstead's historic Tudor High Street and its excellent range of shops, cafés and amenities.

Beautifully presented throughout, the apartment offers spacious, light-filled accommodation with an impressive dual-aspect sitting/dining room enjoying far-reaching scenic views. Double doors open onto two separate Juliet balconies, creating a wonderful sense of space and allowing natural light to flood the room.

The contemporary fitted kitchen is finished to a high standard and features a range of integrated appliances, including an induction hob, electric oven, dishwasher, washing machine and fridge/freezer. The generous principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room, while the second double bedroom offers excellent versatility as a guest room, study or hobby room. A guest cloakroom and two large hallway storage cupboards complete the accommodation.

Residents enjoy an exceptional lifestyle with the reassurance of a concierge service, lift access to all floors, a 24-hour Careline system, secure camera entry, allocated underground parking and a private storage locker.

Combining luxury, security and convenience in a highly sought-after location, this outstanding apartment is ideal for those seeking an independent retirement lifestyle without compromise.



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Accommodation

Top Floor Luxury Retirement Apartment:

Lounge / Diner:

16' 11" x 11' 2" (5.16m x 3.40m)

Kitchen:

9' 1" x 5' 8" (2.77m x 1.73m)

Master Bedroom:

20' 10" x 9' 6" (6.35m x 2.90m)

Bedroom Two:

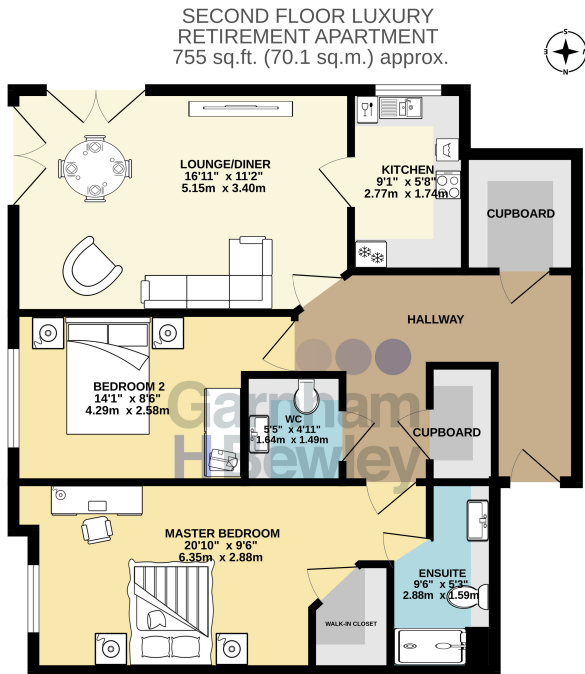
14' 1" x 8' 6" (4.29m x 2.59m)

Ensuite:

9' 6" x 5' 3" (2.90m x 1.60m)

WC:

5' 5" x 4' 11" (1.65m x 1.50m)



23 THE FALLOWS - FLOORPLAN

TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, appliances 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 (0.8 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

Nearest Schools:

Estcots Primary School (0.1 miles)

Sackville School (0.2 miles)

The Meads Primary School (0.6 miles)

Blackwell Primary School (0.8 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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