Price:

£215,000

Garnham H Bewley

1 Christopher Road, East Grinstead





- Ground Floor Apartment
- Two Double Bedrooms
- Contemporary Open-Plan Living Space
- Stylish Kitchen with Integrated Appliances
- Tastefully Appointed Bathroom
- Allocated Parking
- Town Centre Location
- No Onward Chain

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk






1 18, Elizabeth House, Christopher Road, East Grinstead, West Sussex RH19

An inviting two double bedroom ground-floor apartment in the heart of East Grinstead, with its own private front door and an allocated parking space directly opposite. Ideally placed for the town's historic Tudor High Street and mainline railway station, the property is offered to the market with no onward chain.

The private entrance opens into a porch, which leads through to a welcoming hallway with a handy storage cupboard. At the front of the apartment, the open-plan kitchen and living space provides room to unwind as well as space for a dining table, making it equally suited to quiet evenings in and having friends over. The fitted kitchen opens directly onto the lounge and dining area and features an integrated dishwasher and washing machine, an induction hob and a sink with drainer.

Both double bedrooms are positioned to the rear, with a separate bathroom conveniently set between them and accessed from the hallway. The apartment also benefits from electric heating.

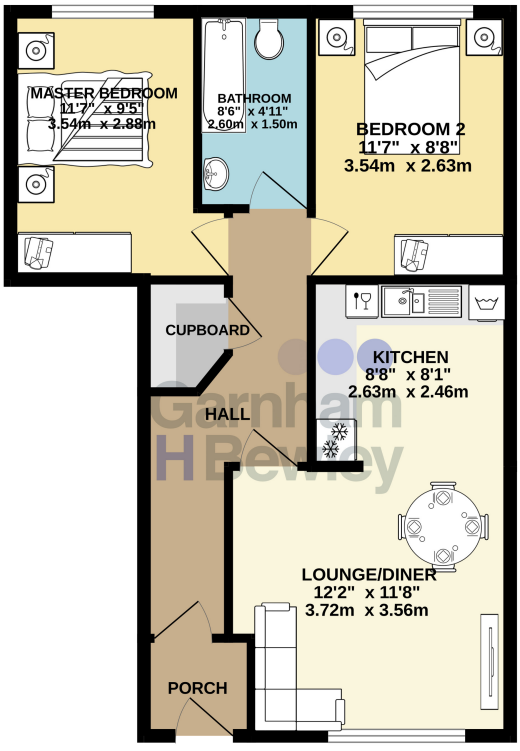
With independent access, parking right outside and East Grinstead's shops, cafés and restaurants within easy walking distance, Elizabeth House offers a convenient town-centre setting for everyday life.

Welcome Home

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Accommodation

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



FLAT 18 ELIZABETH HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
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Ground Floor Apartment:

Lounge/Diner:
12' 2" x 11' 8" (3.71m x 3.56m)

Kitchen:
8' 8" x 8' 1" (2.64m x 2.46m)

Master Bedroom:
11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom Two:
8' 8" x 11' 7" (2.64m x 3.53m)

Bathroom:
8' 6" x 4' 11" (2.59m x 1.50m)





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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

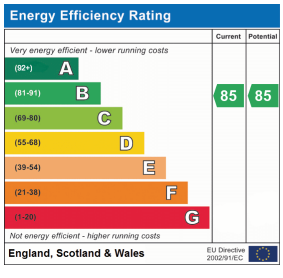
Nearest Schools:

Blackwell Primary School (0.6 miles)

Estcots Primary School (0.4 miles)

The Meads Primary School (0.7 miles)

Sackville 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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