

Price:

£220,000

Garnham
H Bewley

Christopher Road, East Grinstead



- First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge / Living / Kitchen
- Modern Family Bathroom
- Two Storage Cupboards
- Excellent Condition Throughout
- Close To Town Centre
- Close To Mainline Train Station

For further information contact Garnham H Bewley:

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



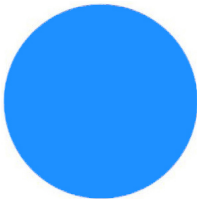
21, Elizabeth House, Christopher Road, East Grinstead, West Sussex RH19 3BT

A superb opportunity to acquire this modern and exceptionally well-presented first-floor apartment, situated in a convenient and sought-after location just a few minutes' walk from the train station, town centre and a variety of local shops and amenities. The property is offered in excellent condition throughout and has been newly decorated and thoroughly cleaned, providing a fresh, bright and welcoming home that is ready for immediate occupation. The apartment has been carefully maintained and offers well-proportioned accommodation, making it an ideal choice for a first-time buyer, professional couple, downsizer or buy-to-let investor.

One of the property's most appealing features is its excellent natural light. All of the windows face south, allowing the accommodation to benefit from plenty of sunshine and creating a particularly bright and airy atmosphere throughout the day. The south-facing aspect also gives the apartment a pleasant, open feel and enhances the sense of space within the accommodation. On entering the apartment, you are welcomed by a central hallway, providing access to all principal rooms and also benefiting from useful storage cupboards. The generous lounge/dining/kitchen area provides a versatile and sociable living space, with ample room for both comfortable seating and a dining table. The kitchen is neatly incorporated into the room, making this an excellent space for everyday living as well as entertaining guests.

The apartment offers two well-proportioned bedrooms, providing flexibility for a variety of buyers. The principal bedroom offers a comfortable double-bedroom arrangement, while the second bedroom is also a useful size and could be used as a guest bedroom, home office or additional living space depending on individual requirements. The property also benefits from a modern bathroom, together with excellent built-in storage and additional storage areas off the hallway, helping to keep the accommodation practical and uncluttered. The location is a particular highlight. The train station is only a few minutes away, providing convenient connections for commuters, while the town centre is also within easy walking distance. A selection of local shops and everyday amenities are close by, meaning that many of the essentials can be reached without needing to rely on a car.

For those who do require parking, permit parking is available on neighbouring roads, providing a useful additional benefit for residents and visitors. Overall, this is a bright, modern and beautifully presented apartment which combines comfortable accommodation with an extremely convenient location. Having been newly decorated, cleaned and presented in excellent condition throughout, the property offers a genuine move-in-ready home with little or nothing for the new owner to do.



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Accommodation

Second Floor

Entrance Hallway

Lounge / Dining / Kitchen

15' 0" x 14' 0" (4.57m x 4.27m)

Master Bedroom

12' 0" x 9' 0" (3.66m x 2.74m)

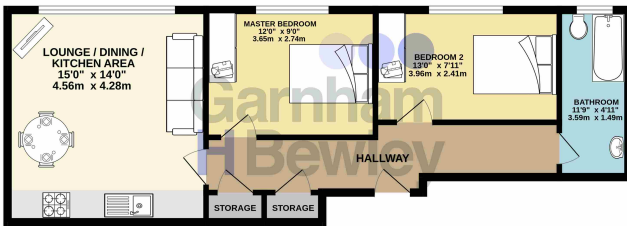
Bedroom Two

13' 0" x 7' 11" (3.96m x 2.41m)

Main Bathroom

11' 9" x 4' 11" (3.58m x 1.50m)

FIRST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



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NEAREST TRAIN STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.4 miles

NEAREST SCHOOLS

Blackwell Primary School - 0.5 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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