

Price:  
£215,000

Flat 2, 67-69 London Road, East Grinstead



- Contemporary First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge / Diner
- Stylishly Fitted Kitchen with Integrated Appliances
- Tastefully Appointed Bathroom
- Private Balcony
- Town Centre Location
- No Onward Chain

For further information contact Garnham H Bewley:  
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## Flat 2, 67-69 London Road, East Grinstead, West Sussex RH19 1EQ

Situated in the heart of East Grinstead, this beautifully presented two-bedroom first floor apartment is ideally located within easy walking distance of the town's historic Tudor High Street, offering a wide range of shops, cafés, restaurants, and everyday amenities, as well as East Grinstead mainline railway station with direct services to London.

The property is offered in excellent condition throughout and provides bright, well-proportioned accommodation. A welcoming hallway leads to all principal rooms, including a spacious lounge/diner with ample room for both seating and dining furniture, and direct access onto a private balcony — an ideal space to relax and unwind.

The fitted kitchen is thoughtfully arranged and benefits from a range of integrated appliances, together with a newly installed washing machine. Both bedrooms are comfortable doubles, with the principal bedroom enjoying particularly generous proportions, while the second bedroom offers excellent flexibility as a guest room, home office, or nursery. A modern bathroom completes the accommodation.

The property has been well maintained and improved by the current owner, including the installation of new carpets throughout, a new consumer unit, a satisfactory EICR, and new smoke alarms, providing added peace of mind for prospective purchasers. The apartment also benefits from a C-rated EPC, contributing to its overall energy efficiency.

Accessed via a secure gated communal entrance with stairs rising to the first floor, the apartment's front door is positioned on the right-hand side of the landing. Further benefits include permit parking available on nearby Zone A roads and a highly convenient central location close to both transport links and local amenities.

An ideal first-time purchase, investment opportunity, or downsize property, early viewing is highly recommended.

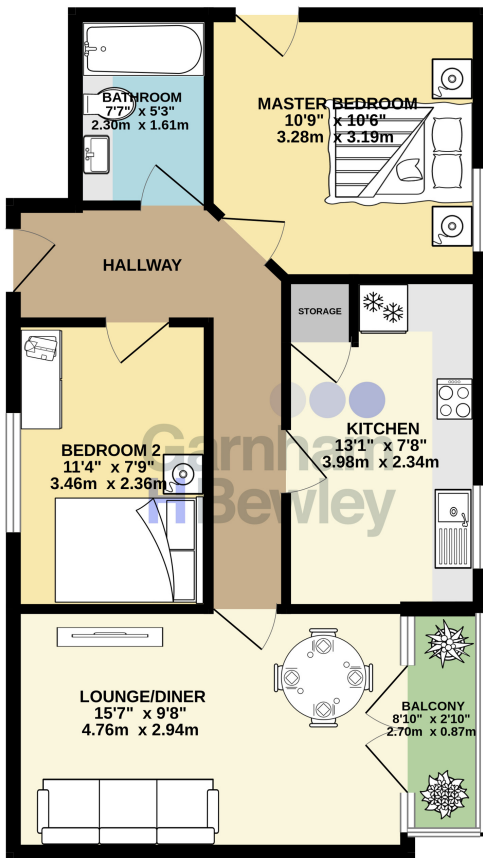


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# Accommodation



FIRST FLOOR APARTMENT  
567 sq.ft. (52.7 sq.m.) approx.



## First Floor Apartment:

### Lounge / Diner:

15' 7" x 9' 8" (4.75m x 2.95m)

### Kitchen:

7' 8" x 13' 1" (2.34m x 3.99m)

### Master Bedroom:

10' 9" x 10' 6" (3.28m x 3.20m)

### Bedroom Two:

11' 4" x 7' 9" (3.45m x 2.36m)

### Bathroom:

7' 7" x 5' 3" (2.31m x 1.60m)

### Balcony:

8' 10" x 2' 10" (2.69m x 0.86m)

FLAT 2, 67 LONDON ROAD - FLOORPLAN

TOTAL FLOOR AREA: 567 sq.ft. (52.7 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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**Nearest Stations:**

East Grinstead Station (0.4 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

**Nearest Schools:**

Blackwell Primary School (0.6 miles)

The Meads Primary School (0.6 miles)

Estcots Primary School (0.5 miles)

St Mary's CofE Primary School (0.6 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	70
England, Scotland & Wales		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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