Price:

£290,000

Garnham H Bewley

Flat 11, 218 London Road, East Grinstead





- Third Floor Luxury Apartment
- Two Double Bedrooms
- Contemporary Open-Plan Kitchen / Living Space
- Stylish Bathroom & Ensuite
- Large, Private Roof Terrace & Balcony
- Secure, Allocated Parking
- Within Close Proximity of East Grinstead Train Station
- No Onward Chain

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






Flat 11, 218 London Road, East Grinstead, West Sussex RH19 1HF

A stunning two double bedroom luxury apartment, occupying the third floor of a beautifully maintained development, with a generous private roof terrace and a separate balcony. Ideally situated just a stone's throw from East Grinstead's mainline railway station and within easy walking distance of the historic Tudor High Street, this stylish home combines contemporary living with exceptional convenience.

The apartment is approached via a secure communal entrance, with lift access to the third floor. A welcoming entrance hall provides two useful storage cupboards and leads through to the impressive open-plan kitchen/living space. This bright and spacious room offers plenty of space for relaxing and dining, complemented by a contemporary kitchen fitted with a range of wall and base units, integrated appliances and a breakfast bar.

Double doors open directly onto the generous private roof terrace, creating a wonderful extension of the living space and an inviting setting for outdoor dining, entertaining or simply unwinding.

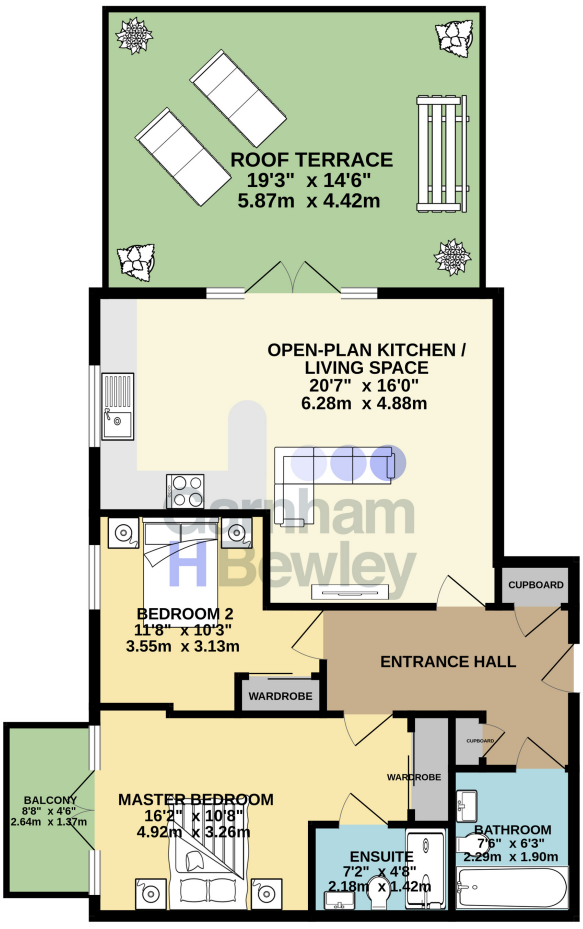
Both bedrooms are comfortable doubles with built-in wardrobes. The principal bedroom enjoys the added luxury of a stylish en-suite shower room and its own private balcony, while a tastefully appointed bathroom completes the accommodation.

With shops, cafés, restaurants and excellent transport links close at hand, this impressive apartment offers an appealing blend of space, style and private outdoor living in a highly convenient location.

Welcome Home

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THIRD FLOOR LUXURY
APARTMENT
724 sq.ft. (67.3 sq.m.) approx.



FLAT 11, 218 LONDON ROAD - FLOORPLAN

TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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Accommodation

Luxury Third Floor Apartment:
Open-Plan Kitchen / Living Space:
20' 7" x 16' 0" (6.27m x 4.88m)

Private Roof Terrace:
19' 3" x 14' 6" (5.87m x 4.42m)

Master Bedroom:
16' 2" x 10' 8" (4.93m x 3.25m)

Ensuite:
7' 2" x 4' 8" (2.18m x 1.42m)

Balcony:
8' 8" x 4' 6" (2.64m x 1.37m)

Bedroom Two:
11' 8" x 10' 3" (3.56m x 3.12m)

Bathroom:
7' 5" x 6' 3" (2.26m x 1.91m)





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Nearest Stations:

East Grinstead Station (0.3 miles)

Dormans Station (1.9 miles)

Lingfield Station (3.2 miles)

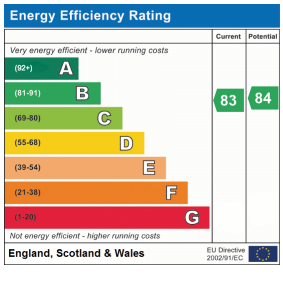
Nearest Schools:

St Mary's Church of England Primary School (0.2 miles)

Baldwins Hill Primary School (0.6 miles)

Blackwell Primary School (0.5 miles)

Halsford Park Primary 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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