

Price:

£280,000

Garnham
H Bewley

10 Regal House Cantelupe Road, East Grinstead



- Executive Apartment
- Two Double Bedrooms
- Large Living Room/Dining Room
- Master Bedroom With En-Suite
- Fully Fitted Kitchen With Appliances
- Stylish Family Bathroom
- Allocated Parking Space
- Town Centre Location

For further information contact Garnham H Bewley:

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



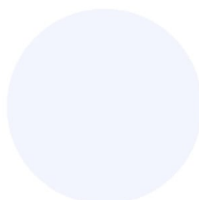
10 Regal House Cantelupe Road, East Grinstead RH19 3FU

Garnham H Bewley are delighted to present this exceptional two double bedroom, second-floor apartment, offering generous living space, high-quality finishes, and the added benefit of allocated gated parking.

The property has been thoughtfully designed and finished to a high specification throughout, featuring a stylish kitchen, contemporary bathroom and en-suite, and tasteful décor. The accommodation comprises an inviting L-shaped entrance hall with secure entry system, built-in storage cupboard, radiator, premium flooring, and access to all rooms. The bright and spacious lounge/dining room benefits from a Juliet balcony and a front-aspect window, creating a light and airy living space.

The modern kitchen is fitted with a range of matching wall and base units, complemented by ample work surfaces and upstands. Integrated appliances include a 1½ bowl sink/drain, electric oven with four-ring hob and glass splashback with extractor hood, fridge/freezer, dishwasher, and washer/dryer. There is also a concealed central heating boiler, tiled flooring, and a side-aspect window. The principal bedroom features a side-aspect window, built-in double wardrobes, and a beautifully appointed en-suite shower room, complete with a corner shower, wall-mounted wash basin with chrome mixer tap, WC, shaver point, heated towel rail, extractor fan, and fully tiled walls and floor. Bedroom two is also a well-proportioned double room, enhanced by a distinctive V-shaped rear-aspect window.

The family bathroom is equally well presented, offering a panel-enclosed bath with shower over and glass screen, low-level WC, wall-mounted wash basin, shaver point, heated towel rail, extractor fan, and full tiling. Externally, the property benefits from secure, gated covered parking with an allocated space, as well as access to a communal bike rack. This superb apartment would make an ideal home or investment, combining modern living with convenience and style.



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Accommodation

Second Floor

Entrance Hall

Lounge/Dining Room

18' 3" x 14' 5" (5.56m x 4.39m)

Kitchen

9' 2" x 8' 9" (2.79m x 2.67m)

Main Bedroom

15' 1" x 9' (4.60m x 2.74m)

En-suite

Bedroom 2

10' 6" x 8' 3" (3.20m x 2.51m)

Family Bathroom

6' 9" x 5' 1" (2.06m x 1.55m)

Outside

Parking



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee



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NEAREST TRAIN STATIONS

East Grinstead Station - 0.5 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.5 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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