

Price:

£300,000

Garnham
H Bewley

Flat 73 Elizabeth Place, 52 Queens Road, East Grinstead



- Luxury Fourth Floor Apartment
- Two Large Double Bedrooms
- Stunning Open-Plan Kitchen & Living Space
- Tastefully Finished Bathroom & Ensuite
- Private Balcony
- Secure, Undercroft Allocated Parking
- Convenient Town Centre Location
- Remaining NHBC Warranty and 994 Year Lease

For further information contact Garnham H Bewley:

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



Flat 73 Elizabeth Place, 52 Queens Road, East Grinstead, West Sussex RH19

Stunning Two-Bedroom Luxury Apartment in the Heart of East Grinstead.

Offered to the market is this exceptional fourth-floor luxury apartment, built in 2020 by renowned developers Weston Homes and ideally located in the heart of East Grinstead town centre. Just moments from shops, restaurants, and the mainline station, the property benefits from the remainder of the NHBC warranty and an impressive 994 years remaining on the lease.

Upon entering, you are welcomed into the impressive open-plan kitchen/living area, thoughtfully designed for both relaxing and entertaining. The contemporary kitchen is finished to a high standard and features integrated appliances including a fridge/freezer, dishwasher, washer/dryer, induction hob, electric oven, stainless steel sink with drainer, and instant boiling water tap. There is ample space for both dining and lounge areas, with doors opening onto a private balcony.

The master bedroom is a generous double with built-in wardrobes and a stylish en-suite shower room, complete with walk-in shower, hand basin and low-level WC.

The second bedroom is also a well-proportioned double, ideal for guests, a home office or additional accommodation. A useful storage cupboard provides additional practicality, while the main bathroom features a full-sized bath, SMART taps, hand basin and low-level WC.

The property further benefits from an allocated parking space on the lower ground floor, accessed via secure electric gates. Residents also have use of a cycle store and communal roof garden, while Elizabeth Place offers secure video entry and two lifts serving all floors.

Combining contemporary finishes, generous accommodation and an enviable town-centre location, this impressive fourth-floor apartment offers stylish and convenient modern living in the heart of East Grinstead.



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

Accommodation

Luxury Fourth Floor Apartment:
Open-Plan Kitchen / Living Space:
25' 0" x 21' 5" (7.62m x 6.53m)

Master Bedroom:
18' 8" x 9' 0" (5.69m x 2.74m)

Ensuite:
7' 4" x 6' 7" (2.24m x 2.01m)

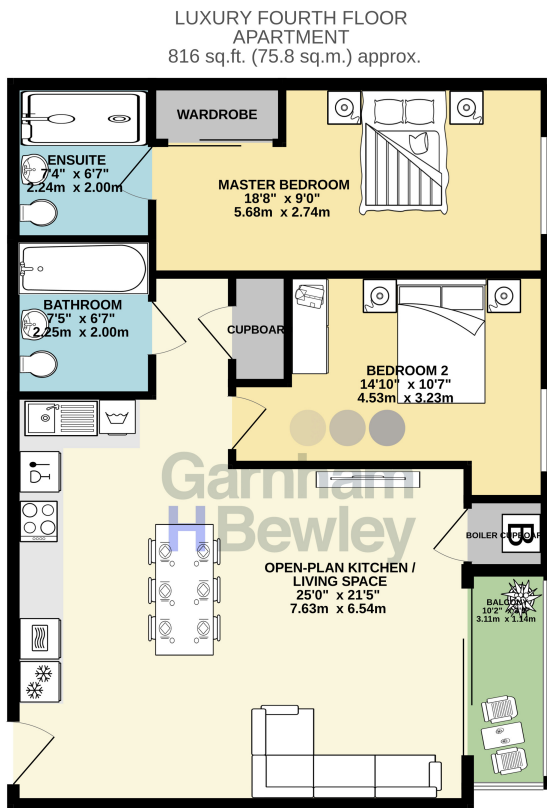
Bedroom Two:
14' 10" x 10' 7" (4.52m x 3.23m)

Bathroom:
7' 5" x 6' 7" (2.26m x 2.01m)

Balcony:
10' 2" x 3' 9" (3.10m x 1.14m)

Storage Cupboard:
4' 10" x 2' 3" (1.47m x 0.69m)

Boiler Cupboard:
2' 3" x 3' 9" (0.69m x 1.14m)



73 ELIZABETH PLACE - FLOORPLAN
TOTAL FLOOR AREA: 816 sq.ft. (75.8 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 for 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.
Made with Metopix ©2025



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

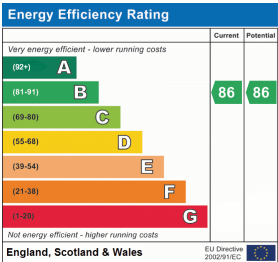


Nearest Stations:

- East Grinstead Station (0.4 miles)
- Dormans Station (2.2 miles)
- Lingfield Station (3.5 miles)

Nearest Schools:

- Estcots Primary School (0.5 miles)
- The Meads Primary School (0.5 miles)
- Sackville School (0.6 miles)
- St Mary's CofE Primary School (0.7 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

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