

Price:

£269,950

Flat 8, 33-35 Cantelupe Road, East Grinstead



- Luxury Second Floor Apartment
- Two Double Bedrooms
- Stylishly Fitted Kitchen
- Open-Plan Living Space with Juliet Balcony
- Tastefully Appointed Bathroom
- Allocated Parking in Gated Car Park
- Share of Freehold
- No Onward Chain

For further information contact Garnham H Bewley:

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



Flat 8, 33-35 Regal House, Cantelupe Road, East Grinstead, West Sussex RH19

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

Located in the vibrant heart of East Grinstead, just a short stroll from the historic Tudor high street and mainline railway station, this beautifully presented second-floor apartment offers the perfect blend of modern living and timeless charm.

Upon entering the property, you are welcomed by a spacious and inviting entrance hall, complete with a useful storage cupboard. To the right, a generously proportioned open-plan living area and kitchen create the ideal space for both relaxing and entertaining. The living space is flooded with natural light and boasts a Juliet balcony, adding to the airy, contemporary feel.

The sleek, modern kitchen is fully fitted with integrated appliances including a fridge/freezer, washing machine, dishwasher, and stainless steel sink with drainer. A well-positioned combi boiler is discreetly housed within the kitchen cabinetry.

Towards the rear of the apartment are two spacious double bedrooms, both featuring floor-to-ceiling built-in wardrobes that offer ample storage. The centrally located bathroom is stylishly appointed with a full-sized bath and overhead shower, hand basin, and low-level WC, all finished to a high standard.

Further benefits include a share of the freehold, one allocated parking space located behind secure electric gates, a lift to all floors, and secure entry system for added peace of mind. This luxury apartment combines location, space, and modern convenience, making it an exceptional opportunity for professionals, downsizers, or investors alike.

Early viewing is highly recommended.



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SECOND FLOOR APARTMENT
714 sq.ft. (66.3 sq.m.) approx.

Accommodation

Second Floor Luxury Apartment: Open-Plan Kitchen / Living Space

12' 1" x 26' 7" (3.68m x 8.10m)

Master Bedroom:

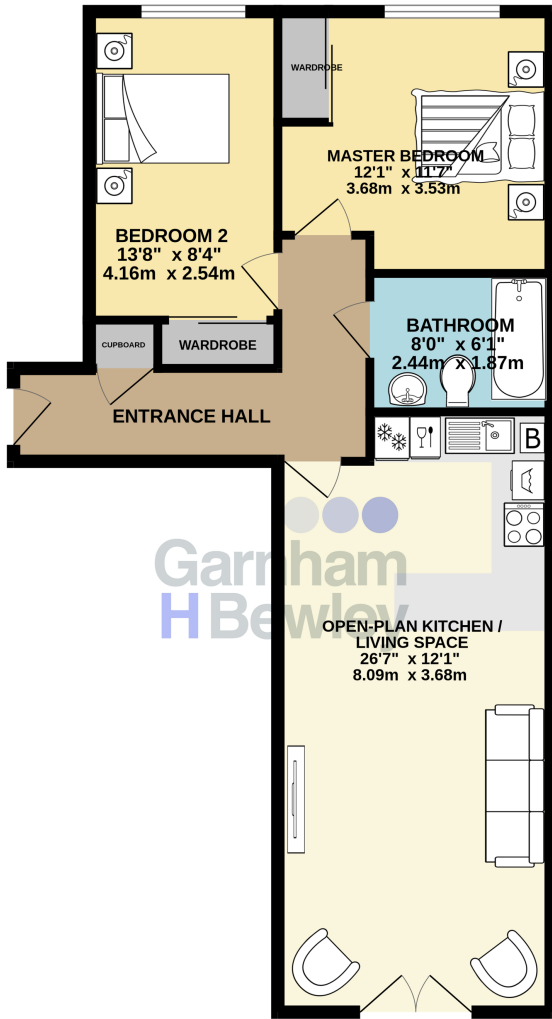
11' 7" x 12' 1" (3.53m x 3.68m)

Bedroom Two:

8' 4" x 13' 8" (2.54m x 4.17m)

Bathroom:

8' 0" x 6' 1" (2.44m x 1.85m)



8 REGAL HOUSE - FLOORPLAN

TOTAL FLOOR AREA: 714 sq.ft. (66.3 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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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

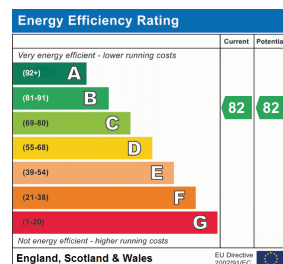
Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.6 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

The Meads Primary School - Ofsted: Good (0.6 miles)

Sackville School - Ofsted: Good (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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