

Price:

£240,000

27 Cantelupe Road, East Grinstead,,



- Stunning Top Floor Apartment
- Two Bedrooms
- Open-Plan Kitchen / Living Area
- Fitted Kitchen with Integrated Appliances
- Tastefully Finished Bathroom
- Convenient Town Centre Location
- Perfect for First Time Buyers
- No Onward Chain

For further information contact Garnham H Bewley:

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27 Flat 11 The Market House, Cantelupe Road, East Grinstead,, West Sussex

Situated in the very heart of East Grinstead town centre, this well-presented two-bedroom top floor apartment offers a superb combination of convenience, modern living, and excellent proportions throughout. Offered to the market with no onward chain, this property is ideal for first-time buyers, investors, or those seeking a low-maintenance central home.

Accessed via a secure communal entrance with lift service to all floors, the apartment opens into a welcoming entrance hall providing access to all rooms and a useful storage cupboard.

The property boasts a bright and spacious open-plan kitchen/living room, measuring over 17ft in length, creating an ideal space for both relaxing and entertaining. The kitchen area is well laid out with ample worktop and storage space, while the living/dining area comfortably accommodates both seating and dining arrangements.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from generous floor space, and a second bedroom ideal as a guest room, home office, or additional bedroom. A modern family bathroom completes the internal accommodation.

Externally, permit parking is available on the road nearby, adding further convenience for residents.

Located just moments from a wide range of shops, restaurants, and transport links, this property offers an excellent lifestyle opportunity in a highly sought-after central location. Early viewing is highly recommended.

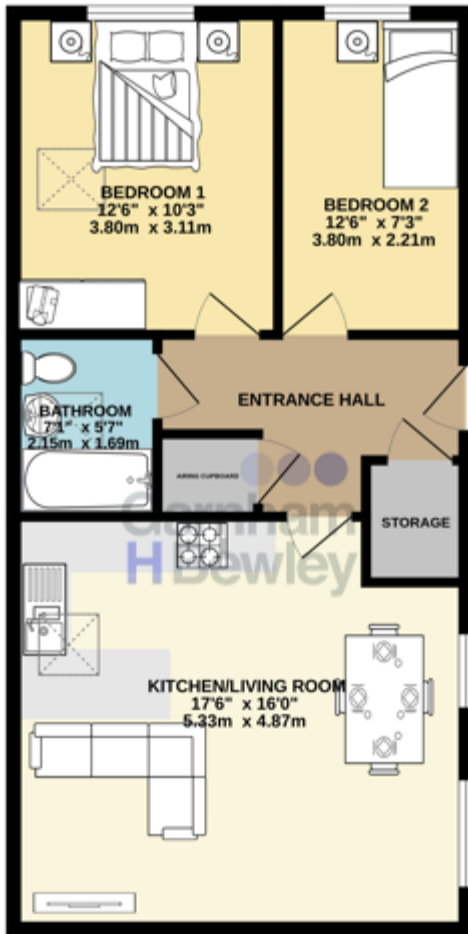


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Accommodation

TOP FLOOR
621 sq.ft. (57.6 sq.m.) approx.



Top Floor Apartment:
Open-Plan Kitchen / Living Area:
16' 0" x 17' 6" (4.88m x 5.33m)

Bedroom One:
12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom Two:
12' 6" x 7' 3" (3.81m x 2.21m)

Bathroom:
7' 1" x 5' 7" (2.16m x 1.70m)

FLAT 11 THE MARKET HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 621 sq.ft. (57.6 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 error, omission or misstatement. 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 (0.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

Nearest Schools:

Estcots Primary School (0.4 miles)

The Meads Primary School (0.6 miles)

Blackwell Primary School (0.6 miles)

Sackville School (0.5 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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