Garnham H Bewley

Price:

£170,000

Flat 1, 40 St James Road, East Grinstead

- Ground Floor Flat
- One Double Bedroom
- Lounge with Bay Window
- Tastefully Fitted Kitchen & Bathroom
- Private Balcony
- Allocated Parking Space
- Town Centre Location
- No Onward Chain

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

Flat 1, 40 St James Road, East Grinstead, West Sussex RH19 1DL

Perfectly positioned just a two-minute walk from East Grinstead's mainline railway station and only moments from the town's historic High Street, this well-presented ground floor apartment is ideal for commuters, first-time buyers, investors and those looking to downsize. With London-bound rail services practically on the doorstep, alongside an excellent selection of shops, cafés, restaurants and everyday amenities, the property enjoys one of the town's most convenient locations. Further benefits include an allocated parking space and a private balcony.

The accommodation comprises a bright and spacious bay-fronted lounge/dining room, creating an inviting space for both relaxing and entertaining. The separate kitchen is fitted with a range of wall and base units, offering ample worktop space and storage, an integrated dishwasher, integrated washing machine, four-ring gas hob and electric oven, along with space for a freestanding fridge/freezer.

The well-proportioned double bedroom enjoys French doors opening onto a private balcony, providing a pleasant outdoor space to enjoy a morning coffee or unwind at the end of the day. Completing the accommodation is a well-appointed bathroom fitted with a white suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

Further benefits include an allocated parking space, double glazing and an enviable position within easy walking distance of East Grinstead's vibrant town centre, leisure facilities and excellent transport links, making it an outstanding choice for those seeking convenience without compromise.

Whether you're looking for your first home, a buy-to-let investment or a low-maintenance property in a prime central location, this superb apartment offers an exceptional lifestyle with everything East Grinstead has to offer right on your doorstep.

Welcome Home

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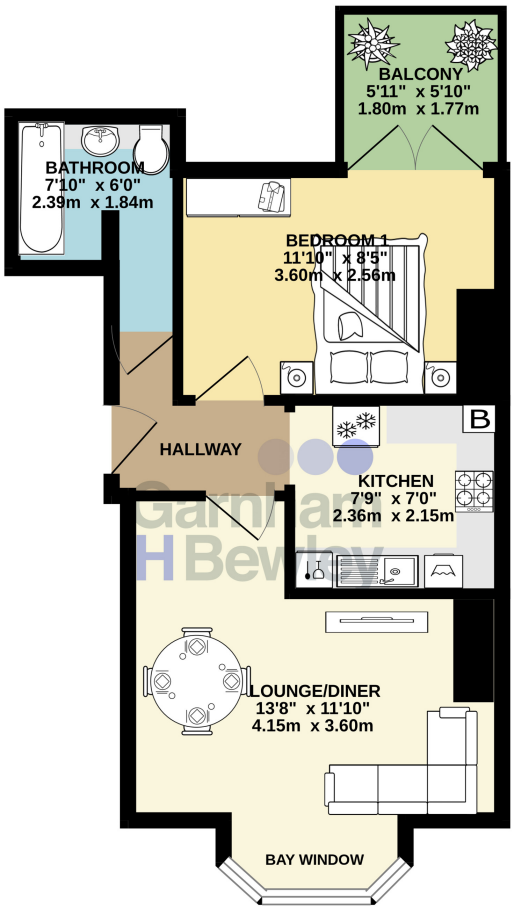
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



FLAT 1, 40 ST JAMES ROAD - FLOORPLAN

TOTAL FLOOR AREA : 358 sq.ft. (33.3 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

Ground Floor Flat:

Lounge / Diner:
13' 8" x 11' 10" (4.17m x 3.61m)

Kitchen:
7' 9" x 7' 0" (2.36m x 2.13m)

Bedroom:
11' 10" x 8' 5" (3.61m x 2.57m)

Bathroom:
7' 10" x 6' 0" (2.39m x 1.83m)

Balcony:
5' 10" x 5' 11" (1.78m x 1.80m)

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Nearest Stations:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

Nearest Schools:

St Mary's CofE Primary School (0.4 miles)

Blackwell Primary School (0.6 miles)

The Meads Primary School (0.7 miles)

Baldwins Hill 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

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