

Price:

£200,000

Garnham
H Bewley

Flat 7, 65 London Road, East Grinstead



- First Floor Apartment
- Two Double Bedrooms
- Stylish Kitchen with Integrated Appliances
- Tastefully Fitted Bathroom
- Town Centre Location
- Communal Bike Store
- 114 Years Remain on the Lease
- No Onward Chain

For further information contact Garnham H Bewley:

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



Flat 7, 65 London Road, East Grinstead, West Sussex RH19 1EQ

Stylish Two Bedroom First Floor Apartment in East Grinstead Town Centre

A beautifully presented two double bedroom first floor apartment, ideally positioned in the heart of East Grinstead and offered for sale with no onward chain.

The property is presented in excellent condition and offers a particularly spacious open-plan kitchen and living area, creating an impressive sociable space for both everyday living and entertaining. The stylish fitted kitchen benefits from a range of integrated appliances, including a fridge freezer, washing machine, dishwasher, oven and electric hob.

The accommodation further comprises two well-proportioned double bedrooms, a tastefully finished bathroom and a welcoming entrance hall with useful storage cupboards. Additional benefits include electric heating, approximately 114 years remaining on the lease, a communal bike store and an electric security gate providing controlled access to the development.

Situated within easy walking distance of East Grinstead's historic Tudor High Street, the property is perfectly placed for the town's shops, cafés, restaurants and amenities, while East Grinstead railway station is also conveniently accessible on foot.

A well-presented and conveniently located apartment offering modern living in a sought-after town centre location, with the added advantage of no onward chain.



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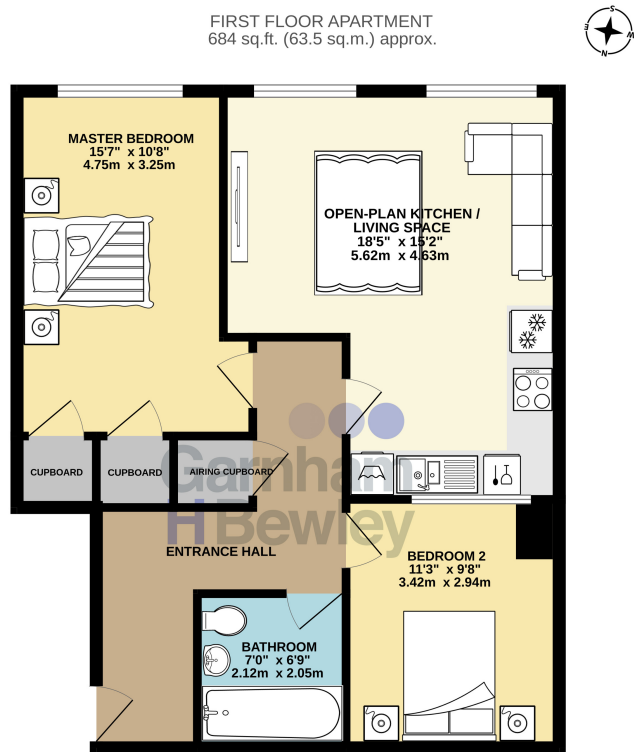
Accommodation

First Floor Apartment:
Open-Plan Kitchen / Living Space:
18' 5" x 15' 2" (5.61m x 4.62m)

Master Bedroom:
10' 8" x 15' 7" (3.25m x 4.75m)

Bedroom Two:
9' 8" x 11' 3" (2.95m x 3.43m)

Bathroom:
7' 0" x 6' 9" (2.13m x 2.06m)



FLAT 6, 65 LONDON ROAD - FLOORPLAN
TOTAL FLOOR AREA: 684 sq.ft. (63.5 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 (0.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

Blackwell Primary School (0.6 miles)

The Meads Primary School (0.6 miles)

St Mary's CofE Primary School (0.6 miles)

Estcots Primary School (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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