

Offers in Excess of:

£235,000

Flat 38, 52 Queens Road, East Grinstead



- Luxury Third Floor Apartment
- One Large Double Bedroom
- Contemporary Open-Plan Living Space
- Stylishly Fitted Kitted & Bathroom
- Private Balcony & Communal Roof Terrace Garden
- Secure, Undercroft Allocated Parking
- Convenient Town Centre Location
- No Onward Chain

For further information contact Garnham H Bewley:

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Flat 38, 52 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19

Stunning One-Bedroom Luxury Apartment in the Heart of East Grinstead – No Onward Chain.

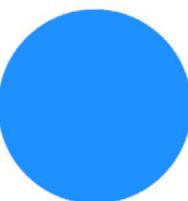
Offered to the market with no onward chain is this exceptional third-floor apartment, built in 2020 by renowned developers Weston Homes and ideally situated in the heart of East Grinstead town centre. Perfectly positioned just moments from the town's vibrant shops, restaurants, and mainline railway station, this beautifully presented home offers contemporary living at its finest. The property further benefits from the remainder of its NHBC warranty and an impressive 995 years remaining on the lease.

Upon entering, you are greeted by a spacious and modern open-plan living area, where clean lines and high-quality finishes create an inviting and versatile space. The kitchen is superbly appointed, featuring integrated appliances including a fridge/freezer, dishwasher, washing machine, induction hob, electric oven, and a stainless steel sink with drainer and instant boiling water tap. There is ample room for both a dining area and a comfortable lounge setup, with natural light flooding through full-height sliding doors that open onto a private balcony offering far-reaching views.

The master bedroom is generously sized and elegantly designed, complete with floor-to-ceiling bespoke fitted wardrobes and an additional storage cupboard housing the boiler. The luxurious bathroom is finished to an excellent standard, featuring a full-sized bath with SMART taps, a hand basin, and a low-level WC. A further large storage cupboard is conveniently located off the living space.

Externally, the apartment benefits from an allocated parking space located on the upper ground floor behind secure electric gates, with access to a cycle store and the beautifully maintained communal roof garden on the second floor — an ideal spot to relax or entertain. Elizabeth Place also provides peace of mind with a secure video entry system and two elevators serving all floors.

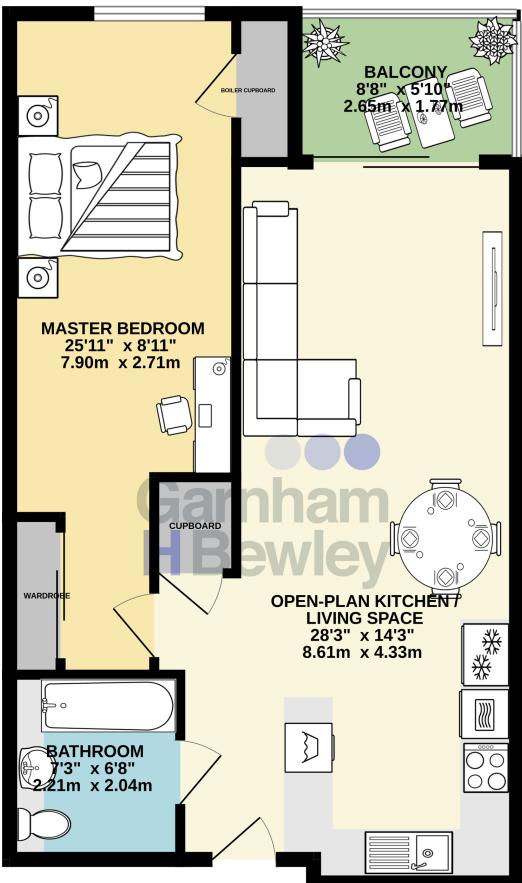
Combining luxury, location, and convenience, and offered with no onward chain, this outstanding apartment presents an exceptional opportunity for professionals, downsizers, or investors seeking high-quality town-centre living in one of West Sussex's most desirable locations.



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Accommodation

LUXURY THIRD FLOOR
APARTMENT
616 sq.ft. (57.3 sq.m.) approx.



FLAT 38 ELIZABETH PLACE - FLOORPLAN

TOTAL FLOOR AREA: 616 sq.ft. (57.3 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, drainage and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Luxury Third Floor Apartment:
Open-Plan Kitchen / Living Space:**
14' 3" x 28' 3" (4.34m x 8.61m)

Master Bedroom:
8' 11" x 25' 11" (2.72m x 7.90m)

Bathroom:
7' 3" x 6' 8" (2.21m x 2.03m)

**Outside:
Balcony:**
8' 8" x 5' 10" (2.64m x 1.78m)



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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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2020/2019/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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