

£240,000

Guide Price

Flat 6, 67-69 London Road, East Grinstead



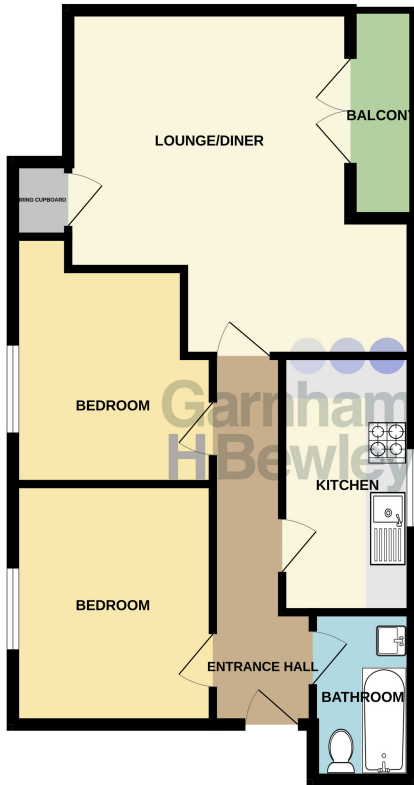
- Second Floor Apartment
- Two Bedrooms
- Lounge/dining room
- Separate Kitchen
- Balcony
- Family Bathroom
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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

Accommodation

SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



Second Floor Entrance Hall

Kitchen

12' 2" x 6' 2" (3.71m x 1.88m)

Lounge/Dining Room

16' 4" x 16' 4" (4.98m x 4.98m)

Balcony

Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom

11' 9" x 9' 6" (3.58m x 2.90m)

Bathroom

7' 11" x 4' 9" (2.41m x 1.45m)

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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Flat 6, 67-69 London Road, East Grinstead, West Sussex RH19 1EQ

Guide Price £240,000 to £250,000. Garnham H Bewley are pleased to present to the market this second floor purpose built two bedroom apartment boasting lounge dining room with balcony, separate kitchen, bathroom, town centre location and no onwads chain. The property has recently been through a renovation to create a light and stylish living space and also the potential to apply for a residential parking permit.

The accommodation consists of communal stairs leading to the second floor with front door into the entrance hall which provides doors leading to all principal rooms. The kitchen is set to the side aspect and has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, electric hob with extractor hood above, fridge/freezer, space for washing machine and window to the side aspect. The lounge dining room is set to the side aspect with French doors leading onto the balcony and access to the airing cupboard. The two bedrooms are both set to the side aspect and there is also the family bathroom which has been fitted with a panel enclosed bath, wash hand basin, low level W.C. and heated towel rail.

lease 116 years from 1st Nov 2024

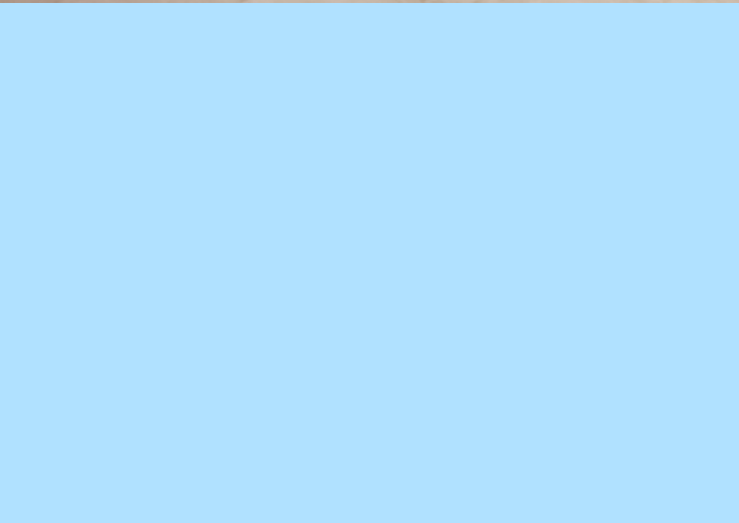
Ground Rent £350 p/a

Building insurance £385.00

Service Charge £500.00



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East Grinstead
01342 410227

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