

**Guide Price**  
**£320,000**

**£300,000**

**Garnham**  
**H Bewley**

Flat 63, 52 Queens Road, East Grinstead



- Stunning Fourth Floor Apartment
- Two Double Bedrooms
- Open-Plan Kitchen / Living Area
- Bathroom & En-Suite
- Balcony Accessed from Lounge
- Communal Garden
- Gated & Allocated Parking
- Town Centre Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## Flat 63, 52 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19

Guide Price £300,000 - £320,000. Garnham H Bewley are delighted to present to the market this luxury, two double bedroom fourth floor apartment; nestled in the heart of East Grinstead Town centre, allowing easy access to East Grinstead's mainline railway station and the Town's historic High Street. This property consists of two double bedrooms, en-suite shower room in addition to the main bathroom, a large open-plan Kitchen / Living Space and a balcony which can be accessed from the lounge. The property also benefits from a large communal roof garden on the second floor and an allocated parking space. This building still has a remaining NHBC warranty.

The front door opens into a entrance hall with which gives access to all rooms, whilst separating the living space from the bedrooms. There are French Doors from the Lounge that open onto the South facing balcony. There are two storage cupboards in property, one which houses the gas boiler at the back of the lounge and one between the bedrooms, perfect for coats, shoes and other household items.

The kitchen has been beautifully finished with a variety of wall and base level units, vast sections of quartz stone work surfaces, a large deep square stainless steel sink with an instant boiling water tap and drainer. The Kitchen comes complete with integrated appliances including Fridge/Freezer, Washing Machine, Dishwasher, Electric Oven, and electric Hob, with extractor hood above.

Both bedrooms can easily fit King size beds. The Master Bedroom has a large fitted mirrored wardrobe and is accompanied by a stylish ensuite shower room, which is fitted with a double length walk-in shower, low level WC, wash-hand basin with Mirrored unit above with built-in de-mister. Both Bathrooms have SMART taps, which allow you to set the precise temperature of the water. Bedroom Two is bright and airy and has a window to the rear. The main bathroom is fitted with a bath rather than a shower, but is just as high-tech as the en-suite and has plenty of storage.

Elizabeth Place boasts a well maintained and vast communal roof garden which is accessed from the second floor and is open to all residents. This property benefits from an allocated parking space for one vehicle, located in the gated undercroft car park on the lower ground level there is also communal bike storage on this level. There are two lifts that provides access to all floors including the car park. The building also has a telephone / video entry system connected to all apartments.



Welcome  
Home



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## Accommodation

### Fourth Floor Apartment Open Plan Living Space / Kitchen

13' 0" x 21' 6" (3.96m x 6.55m)

### Master Bedroom

8' 9" x 18' 8" (2.67m x 5.69m)

### Bedroom Two

12' 0" x 14' 9" (3.66m x 4.50m)

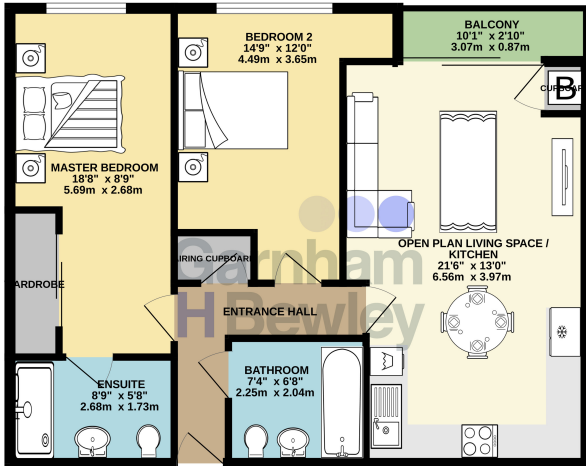
### Bathroom

7' 4" x 6' 8" (2.24m x 2.03m)

### En-Suite

8' 9" x 5' 8" (2.67m x 1.73m)

FOURTH FLOOR APARTMENT  
722 sq.ft. (67.1 sq.m.) approx.



FLAT 63 ELIZABETH PLACE - FLOORPLAN

TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are shown as such and no guarantee as to their operability or efficiency can be given.  
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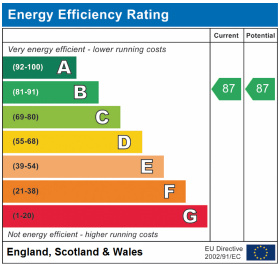




NEAREST STATIONS:  
East Grinstead Station: 0.4 miles  
Dormans Station: 2.2 miles  
Lingfield Station: 3.5 miles

NEAREST SCHOOLS:  
Estcots Primary School (Ofsted: Good) - 0.5 miles  
The Meads Primary School (Ofsted: Good) - 0.5 miles  
Sackville School (Ofsted: Good) - 0.6 miles  
St Mary's CofE Primary School (Ofsted: Good) - 0.7 miles

**East Grinstead**  
**01342 410227**



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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