

£240,000

Garnham  
H Bewley

90 The Dell, East Grinstead



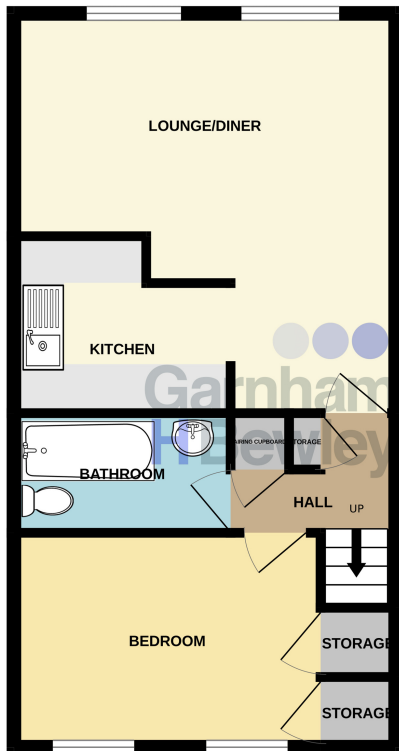
- First Floor
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Garden
- Garage
- No Onwards Chain

For further information contact Garnham H Bewley:

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

# Accommodation

FIRST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



## First Floor Kitchen

8' 9" x 7' 2" (2.67m x 2.18m)

## Lounge/Dining Room

15' 5" x 15' 3" (4.70m x 4.65m)

## Bedroom

12' 5" x 8' 8" (3.78m x 2.64m)

## Bathroom

8' 9" x 4' 10" (2.67m x 1.47m)

## Outside Garden

## Garage

TOTAL FLOOR AREA : 457 sq.ft. (42.4 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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## 90 The Dell, East Grinstead, West Sussex RH19 3XP

Garnham H Bewley are pleased to present to the market this spacious one double bedroom first floor apartment situated within a popular cul-de-sac boasting lounge/dining room, kitchen, bathroom, double bedroom, ample storage, garden and garage. The property is in our opinion offered in great decorative order throughout and is offered to the market with no onwads chain.

The first floor consists of front door into small entrance hall with stairs leading to the first floor. The lounge/dining room has two windows to the rear aspect and provides access to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces integrated oven, gas hob with extractor hood above, space for fridge/freezer, slimline dishwasher, washing machine and window to the side aspect. The bedroom is situated to the front aspect with access two storage cupboards over the stairs. The bathroom has been fitted with a panel enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and window to the side aspect.

Outside the rear garden is fence enclosed and mainly laid with paving but provides a great space for entertaining and to the front the garage is situated.



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## 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

| 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                   |   | 69                      | 75        |
|                                             |   | EU Directive 2002/91/EC |           |

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