

Price

£225,000

Garnham  
H Bewley

Flat 2 Station Road, East Grinstead



- First Floor Apartment
- One Double Bedroom
- Kitchen/Living Room
- Bathroom
- Garden
- Newly Built
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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





## Flat 2 13a, Station Road, East Grinstead RH19 1DJ

Garnham H Bewley are pleased to present to the market this newly built one double bedroom first floor apartment situated within striking distance for East Grinstead train station and town centre. The property has been finished to a wonderful standard and the accommodation boasts light and spacious rooms and the accommodation boasts kitchen/living room, double bedroom overlooking the rear aspect and bathroom benefitting from bath and shower and private garden. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a one double bedroom apartment.

The first floor consists of front door into entrance hall with doors to all rooms. The kitchen/living room 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 appliances and bay window to the front aspect. The main bedroom is situated to the rear of the property with fitted wardrobe and two windows. 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.

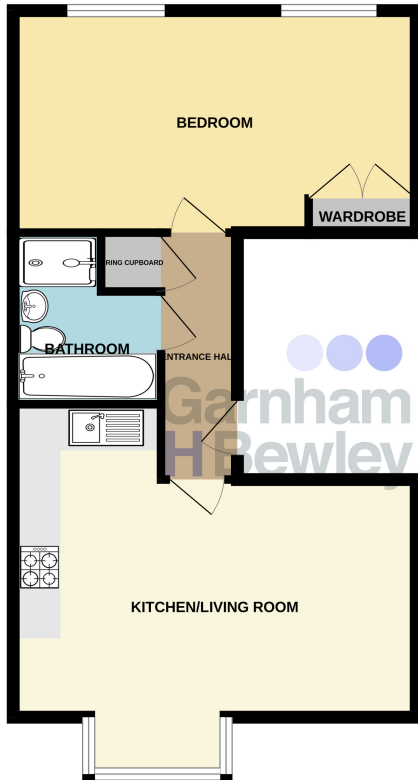
Outside there is a private garden, communal bin store and bike store.



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# Accommodation

FIRST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



## First Floor Entrance Hall

**Kitchen/Living Room**  
18' 7" x 17' 0" (5.66m x 5.18m)

**Bedroom**  
18' 6" x 11' 3" (5.64m x 3.43m)

**Bathroom**  
6' 10" x 6' 10" (2.08m x 2.08m)

**Outside  
Garden**

TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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## **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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