

Price

£275,000

Garnham  
H Bewley

flat 1 Station Road, East Grinstead,



- Ground Floor Apartment
- Two Bedrooms
- 20ft x 18ft Kitchen/Living Room
- Bathroom
- Garden
- Newly Built
- No Onwards Chain
- Town Centre Location

For further information contact Garnham H Bewley:

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

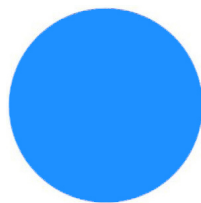


## flat 1 13a, Station Road, East Grinstead, West Sussex RH19 1DJ

Garnham H Bewley are pleased to present to the market this newly built two bedroom ground floor apartment situated within striking distance of 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 with open plan kitchen/living room, two bedrooms to the front aspect and bathroom offering the best of both worlds with a bath and a shower. Outside there is also the real added bonus of its own 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 two bedroom ground floor apartment.

The ground floor consists of front door into entrance hall with doors to all rooms. The kitchen/living room is situated to the rear aspect and has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, integrated oven, induction hob with extractor hood above, space for appliances, window to the side, two skylights and French doors leading to the garden. Bedrooms one and two are both set to the front aspect. There is also the family bathroom which has been fitted with a panel enclosed bath, shower cubicle, wash hand basin, low level W.C. and heated towel rail.

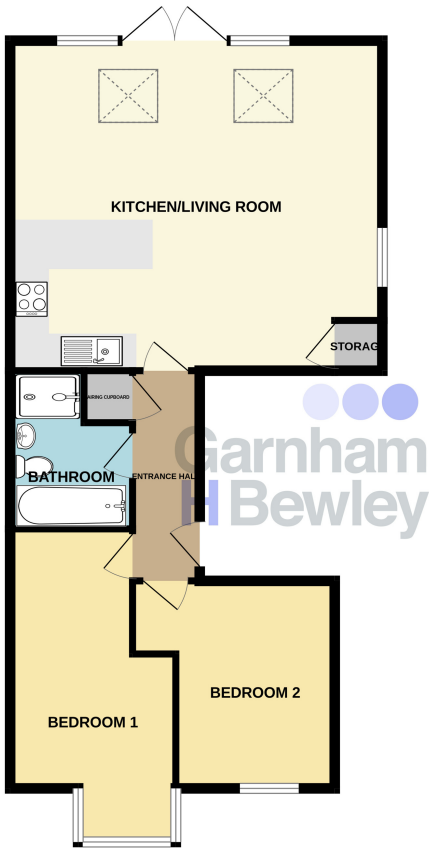
Outside there is the fence enclosed garden with patio area leading to lawn access to the side with communal bin store and bike shelter.



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# Accommodation

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



## Ground Floor Entrance Hall

**Kitchen/Living Room**  
20' 10" x 18' 5" (6.35m x 5.61m)

**Bedroom 1**  
17' 6" x 9' 3" (5.33m x 2.82m)

**Bedroom 2**  
11' 7" x 8' 10" (3.53m x 2.69m)

**Bathroom**  
8' 9" x 6' 9" (2.67m x 2.06m)

TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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## **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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