

Guide Price

£280,000

£270,000

Garnham  
H Bewley

Flat 12, Suva Court London Road, EAST GRINSTEAD



- Top Floor Apartment
- Two Bedroom
- Lounge/Dining Room
- Gated Development
- En-suite
- Shower Room
- Gated Off Road Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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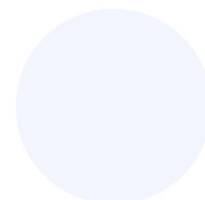
## Flat 12, Suva Court London Road, EAST GRINSTEAD RH19 1QD

Guide Price £270,000 - £280,000. Garnham H Bewley are pleased to present to the market this stunning and spacious two bedroom top floor executive style apartment situated within a gated development of 12 apartments and presented in our opinion to a high standard. The property is offered to the market with no onward chain.

The property boasts an inviting reception hall, spacious bright and airy lounge/dining room with a feature bay window to the front aspect providing plenty of light and a further window to the side aspect. The kitchen is fitted in a comprehensive range of wall and base level units, one and a half bowl sink/drain, built in oven with four ring hob and cooker hood over, integrated microwave, dishwasher, washing machine and fridge/freezer, inset ceiling lighting and a window to the front aspect. The master bedroom and bedroom two both has the benefit of fitted wardrobes and bedroom one a lovely well-appointed en-suite bathroom. There is a separate shower room serving both bedrooms.

Outside, there are beautiful landscaped communal gardens and secure gated off road parking.

The property is situated within the popular market town of East Grinstead with its train links to London, range of schools local shops and amenities. Internal viewings are highly recommended to fully appreciate this apartment.



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## First Floor Ground Floor

### Entrance Hall

#### Kitchen

12' 1" x 6' 8" (3.68m x 2.03m)

#### Lounge/Dining Room

23' 6" x 11' 1" (7.16m x 3.38m)

#### Bedroom 1

12' 7" x 9' 5" (3.84m x 2.87m)

#### En-suite

6' 8" x 5' 2" (2.03m x 1.57m)

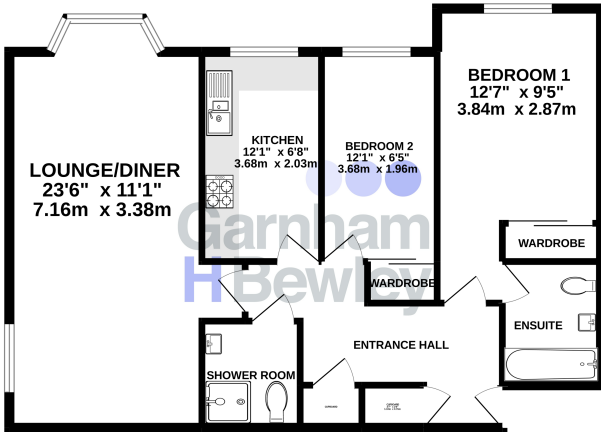
#### Bedroom 2

12' 1" x 6' 5" (3.68m x 1.96m)

#### Shower Room

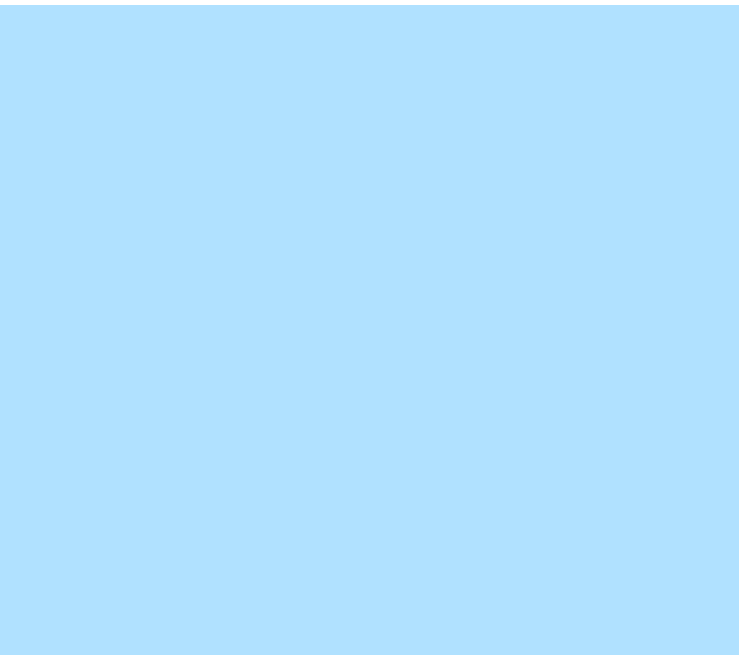
#### Outside Off Road Parking

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the features contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee can be made regarding their operation, condition or age.  
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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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