

Price

£240,000

Garnham  
H Bewley

Flat 37 Queens Road, East Grinstead



- Modern Bright Apartment
- One Double Bedroom
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Balcony Accessed From Lounge
- Close To Town & Station
- Allocated & Gated Parking

For further information contact Garnham H Bewley:

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





## Flat 37 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19 1SS

Garnham H Bewley are proud to present this luxurious and beautifully designed one-bedroom apartment, ideally situated on the third floor of a modern development just a short distance from the town centre and mainline train station.

This stylish home boasts a high-quality finish throughout and features a private balcony, contemporary bathroom, generous storage, and premium specifications. Tastefully maintained by the current owners, the property offers a spacious open-plan living and dining area, complemented by a sleek, modern kitchen complete with ample storage and a full range of integrated appliances. The bright living space extends onto a south-facing balcony—perfect for relaxing and enjoying the afternoon and evening sun.

Additional benefits include gas central heating and secure, gated, allocated parking. The kitchen is thoughtfully designed with a selection of wall and base units, extensive granite worktops, a large square stainless steel sink, and high-end integrated appliances including a cooker, electric hob with extractor, fridge/freezer, washing machine/dryer, and dishwasher. Off the welcoming entrance hall, you'll find a sizeable storage cupboard and access to the double bedroom and family bathroom. The spacious master bedroom features a large window, allowing plenty of natural light, and benefits from built-in wardrobes. The bathroom has been finished to an exceptional standard, in line with the rest of the apartment's high-quality presentation.

The development offers a host of further amenities, including gated underground parking, a communal bike store, a secure video entry system, and lift access to all floors. Residents can also enjoy access to a private garden located on the second floor. Internal viewings are highly recommended to fully appreciate the quality and lifestyle on offer in this outstanding one-bedroom apartment.

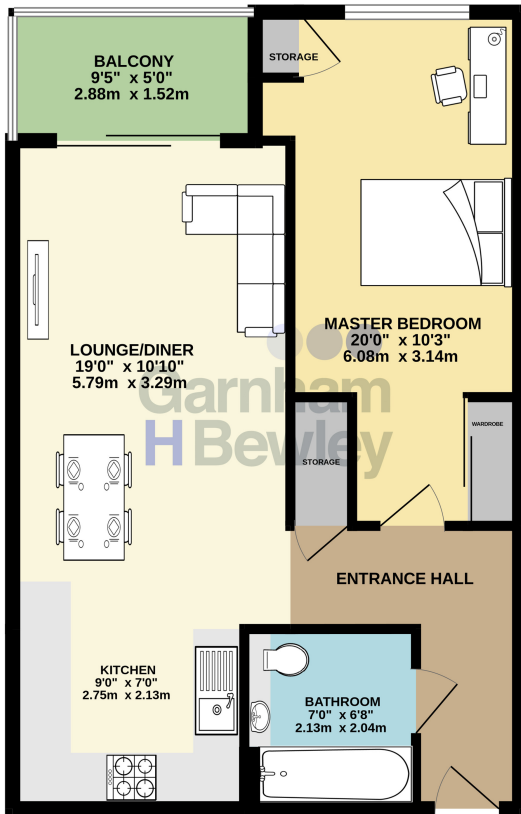
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# Accommodation

THIRD FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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## Third Floor

### Entrance Hallway

### Lounge / Diner

19' 0" x 10' 10" (5.79m x 3.30m)

### Kitchen

9' 0" x 7' 0" (2.74m x 2.13m)

### Master Bedroom

20' 0" x 10' 3" (6.10m x 3.12m)

### Main Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)

### Balcony

### Ground Floor

### Allocated & Gated Parking



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## NEAREST STATIONS

East Grinstead Station - 0.3 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.4 miles

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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