

£225,000

Garnham
H Bewley

1 Christopher Road, East Grinstead



- Second Floor Apartment
- One Double Bedroom
- Modern Bathroom
- Built In Storage & Wardrobes
- Open Plan Lounge / Kitchen / Dining
- Allocated Parking
- Close To Town
- Close To Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

Second Floor

Entrance Hallway

Lounge/Diner /Kitchen

18' 3" x 14' 0" (5.56m x 4.27m)

Master Bedroom

12' 3" x 8' 8" (3.73m x 2.64m)

Modern Bathroom

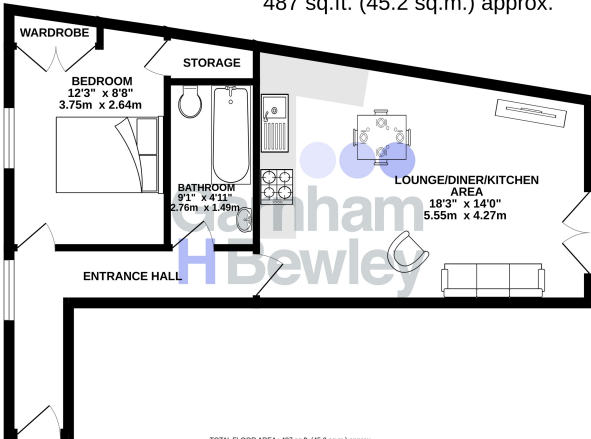
9' 1" x 4' 11" (2.77m x 1.50m)

Storage & Wardrobes

Outside

Allocated Parking Space

SECOND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 487 sq.ft. (45.2 sq.m.) approx.
Weed every effort has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The design, materials and specifications shown here have not been tested and no guarantee as to their quality or efficiency can be given.
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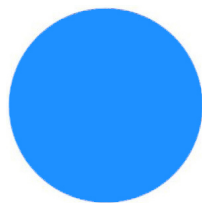


1 12, Elizabeth House, Christopher Road, East Grinstead, West Sussex RH19

Garnham H Bewley are delighted to present to the market this beautifully presented and modern one bedroom apartment. Located just a couple of minutes from the main High Street and mainline train station this property comprises a spacious lounge/dining/kitchen area, one double bedroom, modern family bathroom and an allocated parking space.

Located on the second floor the property enjoys a welcoming entrance hallway with window to the side aspect and doors leading to all rooms. The main lounge/dining/kitchen area is a fantastic size and benefits from double doors leading out onto a Juliet style balcony. Within the kitchen there is a selection of integrated appliances along with ample work surface and storage. The lounge/dining section offers space for a variety of furniture.

The double bedroom is a generous size with two windows facing the side aspect. Within the bedroom there is a selection of built-in wardrobes and a separate storage cupboard which can be versatile in its use. The main bathroom is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin, fully tiled walls and a heated towel rail. Overall the property is presented to the market in excellent condition throughout with the added benefit of an allocated parking space.



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NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.4 miles

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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