

Guide Price

£85,000

Garnham  
H Bewley

Flat 20 St James Road, East Grinstead



- One Double Bedroom
- Retirement For Over 60's
- Lounge/Dining Room
- Kitchen
- Bathroom
- No Onwards Chain
- Communal Parking
- Communal Gardens

For further information contact Garnham H Bewley:

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





## Flat 20 St James Court, St James Road, East Grinstead, West Sussex RH19 1DB

Guide Price £85,000 to £100,000. Garnham H Bewley are pleased to present to the market in our opinion this spacious one bedroom first floor flat. The property is offered with no onwards chain and is set within the popular development which was constructed by McCarthy & Stone (Developments) Ltd and comprises 28 properties arranged over 3 floors each served by a lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. St James Court situated in East Grinstead is conveniently located for access to local shops and other local amenities. Each property comprises an entrance hall, lounge kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

The accommodation comprises of communal entrance hall and communal lounge, hallway to front door, entrance hall with good size built in cupboard, lounge/dining room with window and providing access to the kitchen fitted in a range of wall and base level units with area of work surface, space for fridge, freezer, washing machine, built in hob and oven and window. The master bedroom benefits from mirror fronted wardrobes and a window to the rear. The bathroom comprises of a vanity wash hand basin, panel enclosed bath, shower point and glass screen and low level W.C. Outside there is communal parking and gardens.

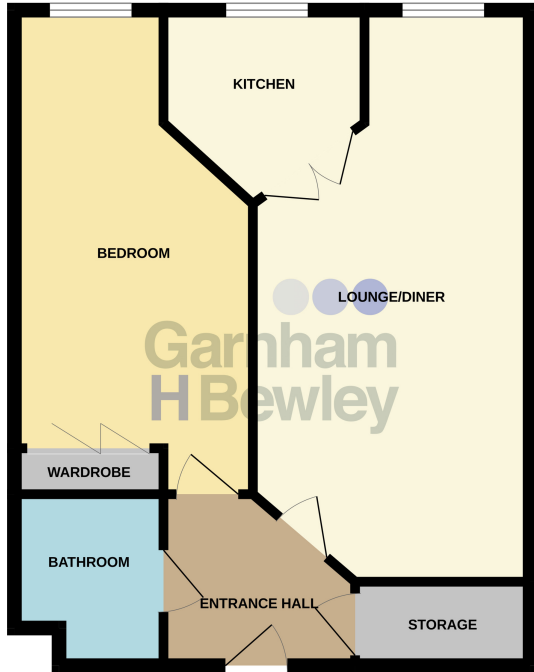


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# Accommodation

FIRST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



## First Floor Entrance Hall

**Lounge/Dining Room**  
23' 6" x 10' 9" (7.16m x 3.28m)

**Kitchen**  
8' 2" x 7' 6" (2.49m x 2.29m)

**Main Bedroom**  
19' 6" x 9' 2" (5.94m x 2.79m)

**Bathroom**  
6' 9" x 5' 7" (2.06m x 1.70m)

TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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