

£185,000

Garnham
H Bewley

Flat 7, 67-69 London Road, East Grinstead



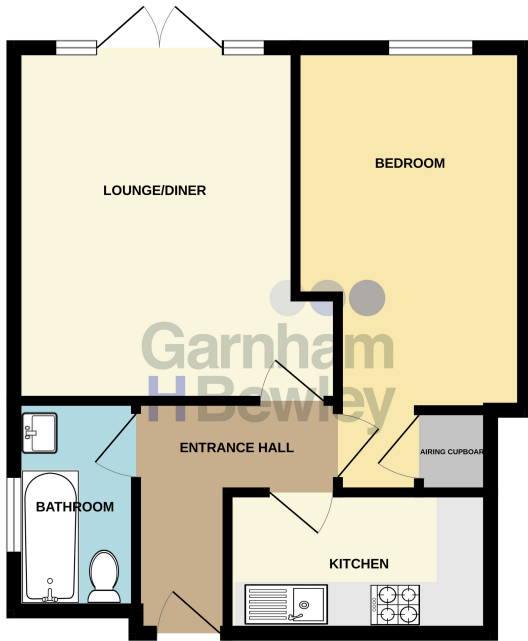
- One Double Bedroom
- Top Floor Apartment
- Lounge/Dining Room
- Juliette Balcony
- Separate Kitchen
- Bathroom
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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

Accommodation

SECOND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



Second Floor Entrance Hall

Kitchen

10' 5" x 5' 7" (3.17m x 1.70m)

Lounge/Dining Room

13' 11" x 11' 1" (4.24m x 3.38m)

Bedroom

13' 1" x 9' 0" (3.99m x 2.74m)

Bathroom

8' 2" x 4' 10" (2.49m x 1.47m)

TOTAL FLOOR AREA: 450 sq.ft. (41.8 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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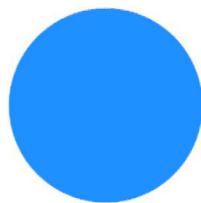


Flat 7, 67-69 London Road, East Grinstead, West Sussex RH19 1EQ

Garnham H Bewley are pleased to present to the market this spacious one double bedroom top floor apartment situated within the heart of East Grinstead offering great access for local shops, amenities and train station and ideal for first time buyers or buy to let investors. The property is offered to the market with no onwards chain, perfect for someone looking to move straight away and the accommodation boasts lounge/dining room with Juliette balcony, fully fitted kitchen with integrated appliances, double bedroom with recess for wardrobe and access to the airing cupboard and bathroom. Internal viewings come highly recommended to fully appreciate this great example of a top floor double bedroom apartment.

The accommodation consist of security entrance gate to the ground floor with communal stairs leading to the second floor. The front door leads into the entrance hall with doors to all principal rooms. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, electric hob with extractor hood above, fridge/freezer and washing machine. The lounge dining room overlooks the front aspect with Juliette balcony bringing the outdoors indoors. The bedroom is set to the front aspect with recess for wardrobe and access to the airing cupboard. There is also the bathroom which has been fitted with a panel enclosed bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C. and heated towel rail.

Disclaimer: Please note this property is owned by a family member of somebody who works for Garnham H Bewley.



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East Grinstead
01342 410227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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