

Price

£125,000

Garnham  
**H**Bewley

Flat 6 St Agnes Road, East Grinstead



- Ground Floor Retirement Property
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Shower Room
- Communal Garden Access
- No Onwards Chain
- Great Location For Town Centre

For further information contact Garnham H Bewley:

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





## Flat 6 Meadow Court, St Agnes Road, East Grinstead, West Sussex RH19 3GF

Garnham H Bewley are pleased to present to the market this one double bedroom ground floor retirement apartment situated within the popular Meadow Court development with its great access to town centre, local supermarket and amenities. The property boasts spacious rooms with a walk in shower for easy access and French doors leading onto the communal gardens. Meadow Court benefits from a Resident House Manager available 9 - 5 and there are emergency cord pulls in all of the rooms. A wide range of Residents' facilities are available including a Lounge, Guest Bedroom Suite and a Laundry room which is just a short walk from the front door of the flat. Internal viewings come highly recommended to fully appreciate this great property.

The ground floor consists of communal doors into the residents lounge being within a very short distance to the front door of the apartment. Entrance hall with walk in storage cupboard. Lounge/dining room with French doors to the rear communal gardens and access onto the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, space for cooker, fridge/freezer and window to the rear aspect. The double bedroom has a fitted wardrobe and window overlooking the gardens. The shower room has been fitted with a double shower with hand rail, wash hand basin, low level W.C., extractor fan and fully tiled walls.

Outside the property is approached via the communal parking areas and the communal gardens wrap around the whole of the property.



Welcome  
Home



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# Accommodation

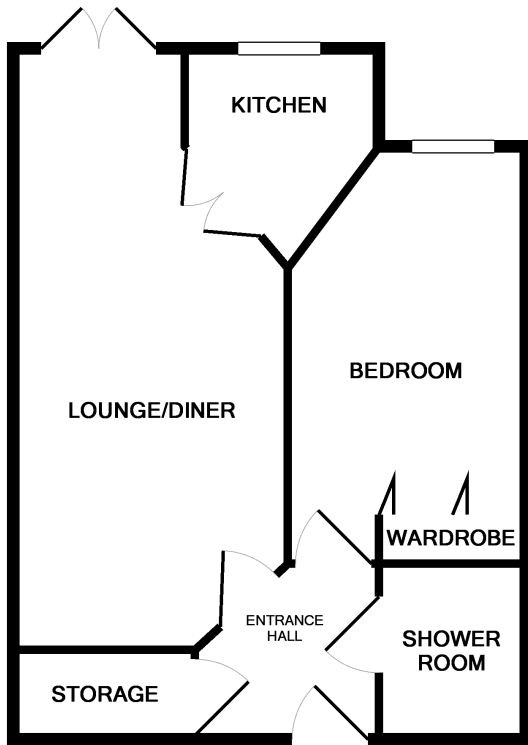
## Ground Floor Entrance Hall

**Lounge/Dining Room**  
23' 4" x 10' 8" (7.11m x 3.25m)

**Kitchen**  
8' 5" x 7' 7" (2.57m x 2.31m)

**Bedroom**  
15' 7" x 9' 3" (4.75m x 2.82m)

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



TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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
	Current	Potential
	74	77

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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