

Guide Price

£245,000

Garnham
H Bewley

31 White Lion Close, East Grinstead



- Stylish Apartment
- Two Bedrooms
- Kitchen/Living Room
- Family Bathroom
- Second Floor
- Allocated Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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



31 White Lion Close, East Grinstead, West Sussex RH19 1UD

Guide Price £245,000 to £255,000. Garnham H Bewley are pleased to present to the market this stunning and spacious double bedroom second floor apartment situated within this newly developed apartment block offering great access to train station and town centre. The accommodation currently boasts stylish kitchen/living room, entrance hall with storage, two bedrooms and family bathroom. Outside provides allocated parking and internal viewings come highly recommended to fully appreciate this great example of a first floor apartment.

The accommodation consists communal entrance hall with stairs and lift to the second floor. The front door leads into the entrance hall with storage cupboard and doors leading to all principal rooms. The kitchen/living room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated fridge/freezer, oven, electric hob with extractor hood above and double windows to the front aspect. The main bedroom and bedroom two both overlook the front aspect. There is also the main bathroom which has been fitted with a tile enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and heated towel rail. Outside there is gated allocated parking.



Welcome
Home



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Accommodation

Second Floor Entrance Hall

Kitchen/Living Room
18' 8" x 12' 1" (5.69m x 3.68m)

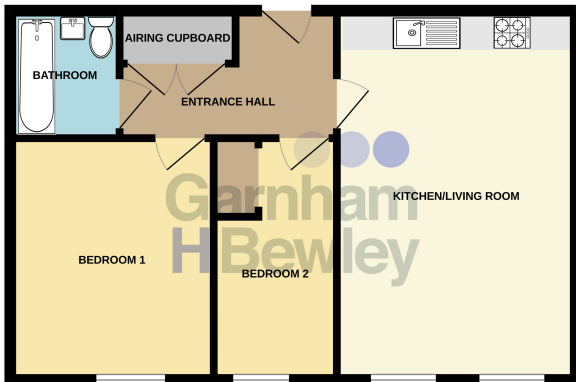
bedroom 1
12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom 2
12' 3" x 6' 3" (3.73m x 1.91m)

Bathroom
6' 6" x 5' 5" (1.98m x 1.65m)

**Outside
Parking**

SECOND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.
When every effort 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 errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for 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.
Made with floorplan 32322



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East Grinstead
01342 410227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	56
(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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