

Garnham H Bewley

£260,000

Flat 33, 52 Queens Road, East Grinstead



- Second Floor Apartment
- Beautiful Decorative Order
- Open Kitchen/Dining/Family Room
- Modern Kitchen
- Separate Bathroom
- Close Proximity To Town
- Close To Mainline Railway Station
- Allocated Parking

For further information contact Garnham H Bewley:

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



Flat 33, 52 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19

Garnham H Bewley are delighted to present to the market this luxury and extremely stylish, one bedroom 2nd floor apartment. Located within close proximity to the main town and mainline train station this property benefits from a balcony, modern fitted bathroom, ample storage throughout and is fitted with high end specifications throughout. The property is offered to the market with no onwards chain.

This newly built home is tastefully presented by the current owners and boasts a fantastic open plan lounge / living arrangement, modern fitted kitchen with a range of storage and integrated appliances, gas central heating and allocated/gated parking. The property consists of a large entrance hallway which leads to all rooms with the main lounge / living area located at the rear of the property. The main open plan living area is where you will find the modern fitted kitchen. Within the main lounge there is a set of patio doors leading out to the balcony which conveniently leads straight out to the resident garden.

The kitchen has been fitted with a range of wall and base level units, vast areas of granite work surfaces, large deep square stainless sink, integrated cooker, electric hob with extractor hood above. Also included will be the fridge/freezer, washing machine and dishwasher which are all integrated. Off the hallway area there is a large storage cupboard and access to both the master bedroom and the family bathroom. The master bedroom has the advantage of large windows and built in wardrobes. The main bedroom is complemented by the family bathroom which is also fitted to a high specification.

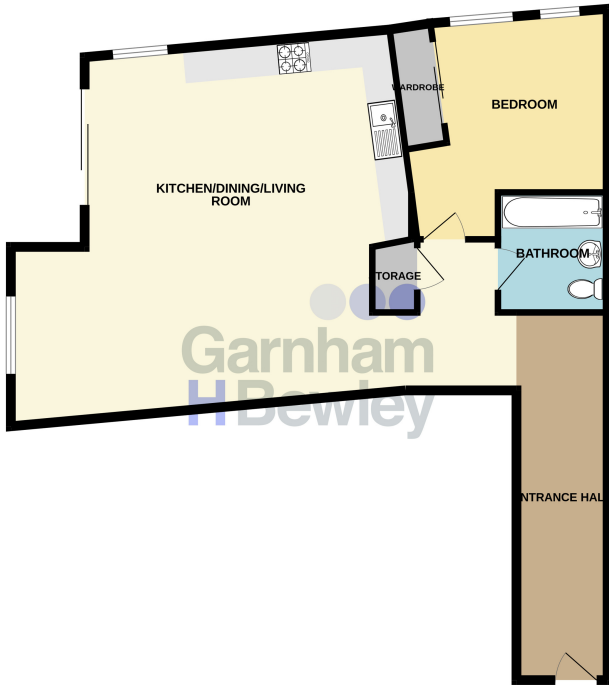
On the ground floor there is undercover allocated parking which is provided with the apartment and is gated for added security. There is a communal bike store and the development itself also has a telephone / video entry system and a lift to all floors. Internal viewings come highly recommended to fully appreciate this fantastic example of a one bedroom luxury home.



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Accommodation

SECOND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



Second Floor Entrance Hall

Kitchen/Dining/Living Room
19' 1" x 17' 2" (5.82m x 5.23m)

Terrace

Bedroom

13' 1" x 10' 11" (3.99m x 3.33m)

Bathroom

7' 3" x 6' 7" (2.21m x 2.01m)

Outside Communal Garden

Allocated Parking

TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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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