

Price:

£120,000

London Road, East Grinstead



- Retirement for Over 60s
- Two Double Bedrooms
- Impressive Entrance Hall
- Lounge/Dining Room
- Kitchen with Appliances
- Four Piece Bathroom
- Communal Gardens
- No Onwards Chain

For further information contact Garnham H Bewley:

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



## 8 Stildon Mews, London Road, East Grinstead, West Sussex RH19 1PX

Garnham H Bewley are delighted to offer for sale this spacious two bedroom first floor retirement apartment located within close proximity of East Grinstead Town Centre.

Stildon Mews in our opinion is a high quality development of just 11 retirement apartments with a wide range of activities and optional assisted living services facilitated by the adjacent nursing home. The property is offered to the market with no onwards chain.

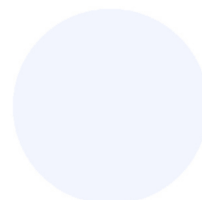
The accommodation consists of an inviting reception hall with built in storage cupboard and doors to all principle rooms. The generous size lounge enjoys views onto the communal gardens providing plenty of light and a patio door leading onto the balcony. The lounge/diner opens through to the kitchen which is fitted in a range of wall and base level units with area of work surface, inset sink/drainers, built in oven with four ring hob and cooker hood above, built in appliances including fridge/freezer and washing machine and part tiled walls.

The master bedroom is a generous size with fitted wardrobes, while bedroom two is a good sized smaller double. With access direct from the master bedroom and from the entrance hall, the bathroom consists of a panel enclosed bath, low level W.C, wash hand basin and a separate shower area. There are emergency pull-cords in the lounge, bedroom and bathroom linked to Nursing Home and an entry phone linked to the secure main door.

A well-manicured communal garden extends to the rear and side with communal parking to the front. For future care there are additional services offered by Stildon Brendoncare, whilst still maintaining as much independence as possible to the residents.

Anyone wanting to know more should visit the Stildon Brendoncare website:

[www.brendoncare.org.uk/care-centres/our-care-centres/stildon](http://www.brendoncare.org.uk/care-centres/our-care-centres/stildon)



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# Accommodation

## First Floor Entrance Hall

### Kitchen

8' 5" x 7' 4" (2.57m x 2.24m)

### Lounge/Dining Room

15' 3" x 10' 8" (4.65m x 3.25m)

### Main Bedroom

15' 2" x 10' 8" (4.62m x 3.25m)

### Bedroom 2

11' 5" x 7' 8" (3.48m x 2.34m)

### Bathroom

FIRST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA - 626 sq.ft. (58.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.  
Made with Hoxpox 12/22



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Energy Efficiency Rating		Current	Potential
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		80	81
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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