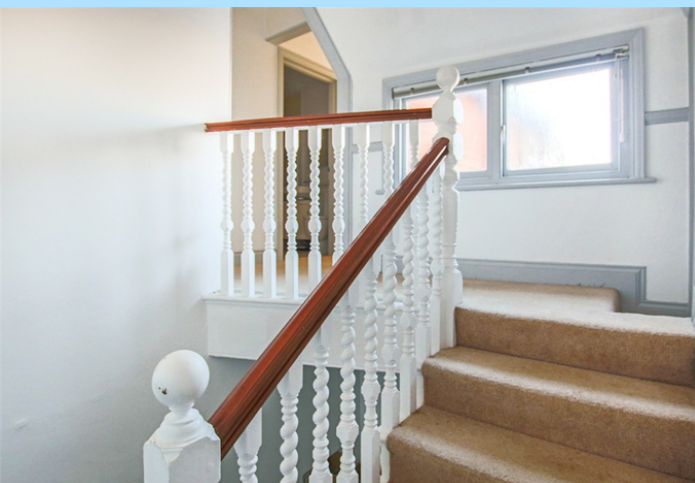


Price

£180,000

Garnham  
H Bewley

13c High Street, East Grinstead



- Second Floor Apartment
- One Double Bedroom
- Modern Bathroom
- Fitted Kitchen
- Town Centre Location
- Views Over The Old High Street
- Walking Distance To Town Centre

For further information contact Garnham H Bewley:

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



## 13c High Street, East Grinstead RH19 3AF

Garnham H Bewley are please to present to the market this ideally situated, second floor apartment providing one double bedroom, modern bathroom, fitted kitchen and views over the old High Street.

The first floor accommodation consists of entrance hallway which provides stairs to the second floor landing. The lounge/living room has windows to both the front and rear aspect creating a light and airy feel, feature fireplace with metal Victorian style surround and wooden style flooring.

The kitchen is fitted in a range of wall and base level units with area of work surface, one and a half bowl sink/drainers with mixer tap, four ring electric hob with cooker hood above, built in oven, integrated fridge and freezer part tiled walls and tiled flooring.

The double bedroom is a great size, faces the front aspect and is complimented by the family bathroom. The bathroom is fitted in a white suite with a panel enclosed bath with chrome shower, glass shower screen, vanity style wash hand basin with storage underneath, towel rail, low level W.C, part tiled walls.

This is a great opportunity to buy your first property or an investment property with a great rental return being only 0.3 miles from East Grinstead mainline railway station and town centre.



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# Accommodation

Entrance Hallway

First Floor landing

Lounge / Living Room

14' 3" x 10' 4" (4.34m x 3.15m)

Kitchen

8' 10" x 6' 7" (2.69m x 2.01m)

Master Bedroom

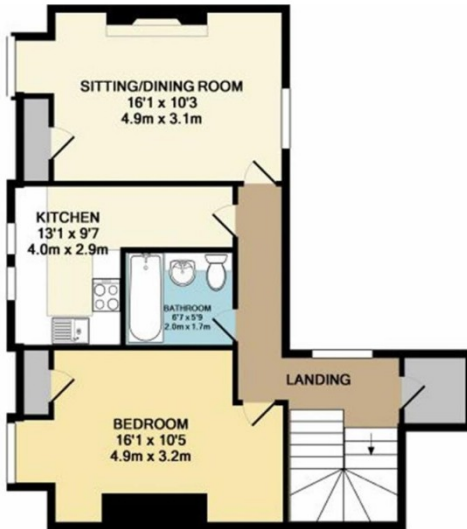
14' 1" x 10' 6" (4.29m x 3.20m)

Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 65 SQ.FT.  
(6.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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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Transport Information  
Nearest stations  
East Grinstead (0.3 mi)  
Dormans (2.0 mi)  
Lingfield (3.4 mi)

## East Grinstead 01342 410227

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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