

£175,000

Garnham
H Bewley

Flat 6, 65 London Road, East Grinstead



- Second Floor Apartment
- One Double Bedroom
- Fully Fitted Kitchen
- Bright and Airy Lounge
- Fitted Bathroom
- Communal Bike Store
- Covered Private Balcony
- Security Entry Door system

For further information contact Garnham H Bewley:

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

Accommodation

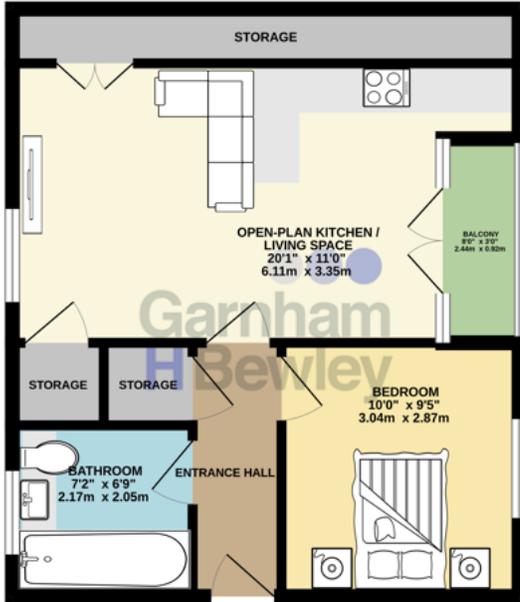
Second Floor Flat:
Open-Plan Kitchen / Living Space:
20' 1" x 11' 0" (6.12m x 3.35m)

Bedroom:
10' 0" x 9' 5" (3.05m x 2.87m)

Bathroom:
7' 2" x 6' 9" (2.18m x 2.06m)

Balcony:
8' 8" x 3' 0" (2.64m x 0.91m)

SECOND FLOOR FLAT
439 sq.ft. (40.8 sq.m.) approx.



FLAT 6, 65 LONDON ROAD - FLOORPLAN

TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.

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Flat 6, 65 London Road, East Grinstead RH19 1EQ

A well-presented one-bedroom second floor flat ideally positioned in the very heart of East Grinstead town centre, offering convenient access to a wide range of shops, restaurants and transport links.

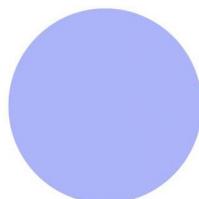
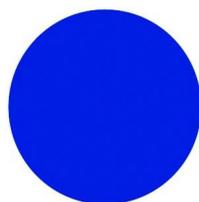
This thoughtfully arranged apartment provides approximately 439 sq. ft. of accommodation and is centred around a bright and spacious open-plan kitchen/living area, creating a sociable and versatile space ideal for both relaxing and entertaining. The kitchen is neatly arranged with ample worktop space and integrated cooking facilities, while the living area comfortably accommodates seating and dining.

The double bedroom is well-proportioned and benefits from a pleasant outlook, with space for bedside furniture and storage. A modern bathroom is fitted with a full-sized bath and overhead shower, complemented by a clean and practical layout. Additional storage cupboards are conveniently located off the entrance hall, enhancing everyday functionality.

A particular feature of the property is the private balcony, providing a welcome outdoor space—perfect for a morning coffee or evening unwind.

Further benefits include a secure gated entrance, offering peace of mind, as well as access to a communal cycle store—ideal for town centre living.

This property would make an excellent first-time purchase, investment opportunity, or low-maintenance home for those seeking a central and well-connected location.



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Nearest Stations:

East Grinstead Station (0.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

Blackwell Primary School (0.6 miles)

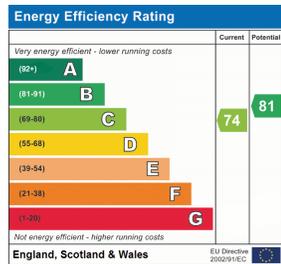
The Meads Primary School (0.6 miles)

St Mary's CofE Primary School (0.6 miles)

Estcots Primary School (0.5 miles)

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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