

Price:

£175,000

Garnham
H Bewley

69d Queens Road, East Grinstead



- Top Floor Flat
- One Double Bedroom
- Tastefully Fitted Kitchen
- Shower Room
- Private Rear Garden
- Located in the Heart of East Grinstead Town Centre
- Share of Freehold

For further information contact Garnham H Bewley:

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



69d Queens Road, East Grinstead, West Sussex RH19 1BG

Charming One-Bedroom Victorian Conversion in the Heart of East Grinstead.

Located in the very centre of East Grinstead, this well-presented one-bedroom top floor flat occupies the second floor of a handsome Victorian conversion and offers a wonderful blend of period charm and modern convenience. With the town's shops, cafés, and amenities just moments away—and the mainline station within easy walking distance—this property is ideal for first-time buyers, investors, or commuters seeking central living.

The flat benefits from a private entrance on the first floor, with stairs leading up to the main accommodation. To the right is a bright, open-plan living space combining a comfortable lounge area with a separate yet connected kitchen, each with its own window allowing natural light to flow through. The kitchen is fitted with an electric oven, gas hob, and a one and a half sink with drainer, with space provided for a freestanding fridge/freezer and washing machine.

On the opposite side of the flat, the double bedroom offers a built-in wardrobe and a Velux window, creating a peaceful and well-proportioned retreat. It is served by a modern en-suite shower room fitted with a corner shower, hand basin, and WC.

Externally, the property enjoys a private, low-maintenance rear garden—perfect for enjoying outdoor space without the upkeep. The flat also comes with a share of the freehold, offering long-term security and greater control over the management of the building. Parking permits are available via Mid Sussex District Council.

This characterful and centrally located home offers charm, convenience, and added value through its share of freehold. Viewings are highly recommended.

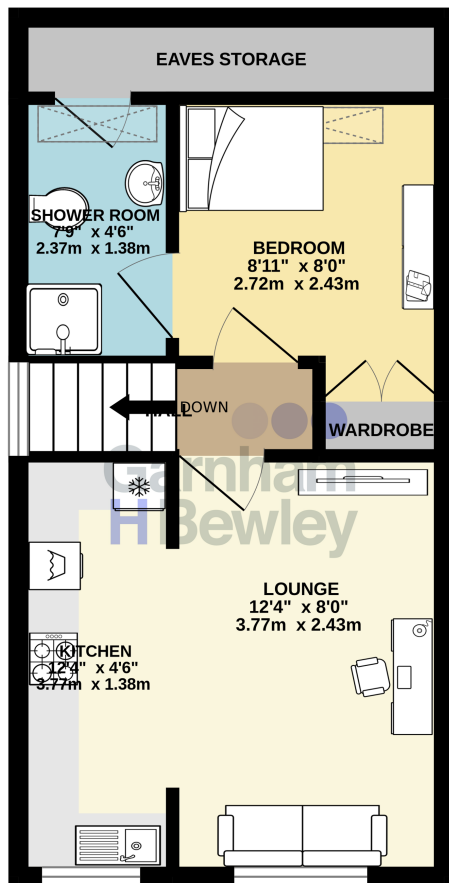


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Accommodation

SECOND FLOOR FLAT
316 sq.ft. (29.3 sq.m.) approx.



69D QUEENS ROAD - FLOORPLAN

TOTAL FLOOR AREA : 316 sq.ft. (29.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Second Floor Apartment:

Lounge:

12' 4" x 8' 0" (3.76m x 2.44m)

Kitchen:

12' 4" x 4' 6" (3.76m x 1.37m)

Bedroom:

8' 11" x 8' 0" (2.72m x 2.44m)

Shower Room:

7' 9" x 4' 6" (2.36m x 1.37m)



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Nearest Stations:

East Grinstead Station (0.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

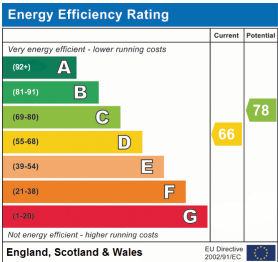
Nearest Stations:

The Meads Primary School - Ofsted: Good (0.6 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

St Mary's CofE Primary School - Ofsted: Good (0.6 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)



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