

Guide Price:

£190,000

Garnham
H Bewley

50 Cantelupe Road, East Grinstead



- One Bedroom Ground Floor Apartment
- Bright & Airy Lounge with French Doors out to Garden
- Large Fitted Kitchen
- Fully Fitted Family Bathroom
- Private Garden with Large Timber Shed
- Permit Parking on Road
- Excellently Positioned close to East Grinstead High Street
- No Onward Chain

For further information contact Garnham H Bewley:

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



50 Cantelupe Road, East Grinstead RH19 3BJ

Guide Price £190,000 to £195,000 A Charming One Bedroom Ground Floor Flat with Secluded Garden in East Grinstead.

This delightful one bedroom ground floor flat offers a fantastic opportunity for first-time buyers or those seeking a low-maintenance property in a prime location. Entering straight into the kitchen, you'll find a well-equipped space featuring a wealth of storage with comprehensive kitchen units, as well as room for a washing machine and dishwasher. The integrated electric oven and gas hob add convenience and practicality to the heart of this home.

The generously sized double bedroom, located at the front of the property, boasts a beautiful feature fireplace and a large bay window, offering both character and natural light.

The bathroom, located behind the kitchen, is fitted with a panel-enclosed bath and shower above, a low-level WC, and a hand basin. The room is part-tiled and benefits from a side window, allowing for natural ventilation.

To the rear of the flat, the living area provides a cosy yet spacious environment, complete with double doors that lead directly out to a secluded garden. This private outdoor space is low-maintenance and enjoys plenty of sunshine, making it perfect for relaxing or entertaining. A large timber shed is also included, providing ample storage for garden tools and equipment.

Conveniently located just a short walk from East Grinstead High Street, this property offers easy access to local shops, restaurants, and transport links. Permit parking is available on the road, adding to the property's appeal.

A fantastic opportunity not to be missed—contact us today to arrange a viewing!



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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



Accommodation

Ground Floor: Lounge/Diner:

15' 6" x 11' 9" (4.72m x 3.58m)

Kitchen:

11' 9" x 11' 5" (3.58m x 3.48m)

Master Bedroom:

12' 9" x 11' 9" (3.89m x 3.58m)

Bathroom:

7' 9" x 4' 10" (2.36m x 1.47m)

Outside: Shed:

11' 6" x 4' 3" (3.51m x 1.30m)

50 CANTELUPE ROAD - FLOORPLAN

TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

Estcots Primary School - Ofsted: Good (0.3 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

Sackville School - Ofsted: Good (0.4 miles)

The Meads Primary School - Ofsted: Good (0.7 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

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