

£275,000

Chartwell Court, Flat 11 230-232 London Road, East Grinstead



- Two Bedroom Apartment
- Gated Development
- Luxury Accommodation
- Spacious Lounge/Dining Room
- Luxury Fitted Kitchen
- En-suite To Master Bedroom
- Gated Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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





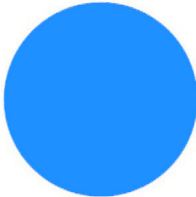
# Chartwell Court, Flat 11 230-232 London Road, East Grinstead RH19 1HF

Garnham H Bewley are delighted to offer for sale this executive two bedroom apartment in a gated development of fourteen two and three bedroom apartments which is located to take full advantage of all the facilities that East Grinstead town centre has to offer.

This second floor two bedroom, two bathroom apartment offers well planned accommodation coupled with an outstanding specification including 'Johnson and Johnson' handmade kitchen with integrated appliances, 'Twyford' contemporary style sanitary wear, under floor heating and double glazed throughout and every apartment benefits from parking within this gated development. There is also a central glass atrium which provides an exceptional feature to the development and a lift to all floors.

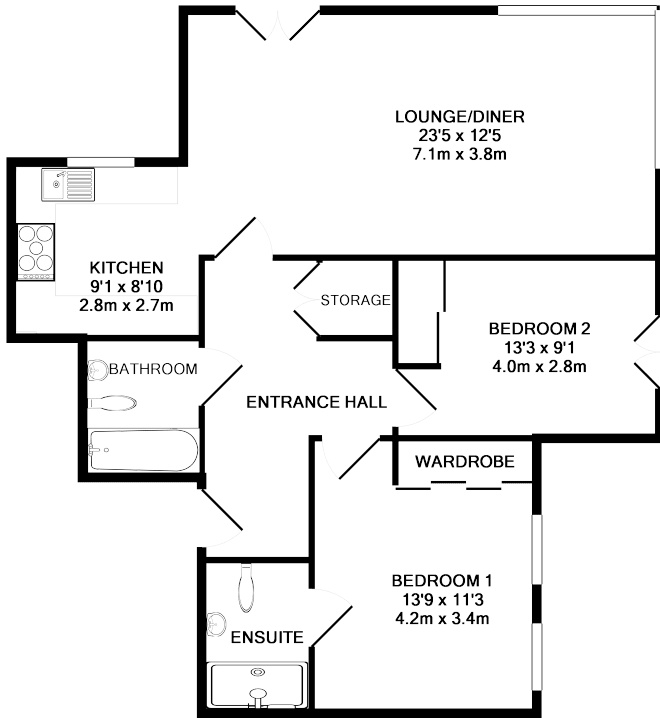
The accommodation comprises of private entrance with intercom system, generous size entrance hall with a double airing cupboard. The spacious lounge/dining room offers plenty of light with the double aspect tall windows and French doors. The dining area opens through to the luxury kitchen fitted in a range of wall and base level units with drawers and granite work surface, inset sink with mixer tap, built in fridge/freezer, dishwasher and washer/dryer, built in oven and microwave, five ring gas hob with cooker hood above and tiled flooring. The master bedroom has the luxury of triple fitted wardrobes with hanging space and shelving and a beautiful en-suite luxuriously fitted with Twyford units, contemporary wall mounted wash hand basin with large mirror over and vanity display unit with light, low level W.C, heated chrome towel rail and ceramic tiled floor. The second bedroom also benefits from double built in wardrobes and French doors to a Juliette balcony. The family bathroom comprises of a panelled enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with large mirror over and vanity unit with inset lighting, low level W.C, stylish tiled walls, ceramic tiled floor and heated chrome towel rail.

Outside the property is set behind private gates where there is a parking space for the apartment, small area of lawn with specimen trees, shrubs and a patio area. There is Secure storage facility for bicycles. The property is ideally located for East Grinstead railway station situated approximately 0.25 miles from the property.



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# Accommodation



TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 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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**Ground Floor**  
**Communal Entrance**

**Lift/Stairs to Second Floor**

**Second Floor**  
**Entrance Hall**  
15' 10" x 8' 3" (4.83m x 2.51m) Max

**Lounge/Dining Room**  
23' 5" x 12' 5" (7.14m x 3.78m)

**Kitchen**  
9' 1" x 8' 10" (2.77m x 2.69m)

**Master Bedroom**  
13' 9" x 11' 3" (4.19m x 3.43m)

**En-suite**  
**Bedroom 2**  
13' 3" x 9' 1" (4.04m x 2.77m)

**Family Bathroom**  
**Communal Garden**  
**Communal Parking**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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