

Price:

£225,000

10a St James Road, East Grinstead



- Split-Level Apartment
- Two Double Bedrooms
- Brand New Kitchen
- Bathroom & En-Suite
- Character Features Throughtout
- Share of Freehold
- Close Proximity To Town & Station
- No Onward Chain

For further information contact Garnham H Bewley:

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



10a St James Road, East Grinstead, West Sussex RH19 1DL

Garnham H Bewley are delighted to offer for sale this characterful, split-level two bedroom apartment, ideally located just a short walk from East Grinstead's historic Tudor high street and mainline railway station.

The property benefits from its own front door, which leads straight into a staircase rising to the accommodation on the first and second floor.

The kitchen sits adjoined and open-plan to the living area at the front of the property, its has been tastefully fitted with brand new wall and base-level units, an electric oven, induction hob, integrated washing machine and sink with drainer. There is a range of storage and room for a freestanding upright fridge/freezer. The lounge itself has a large window to the front aspect, allowing for a wealth of natural light to flood in and also boasts a feature open fireplace.

The main bathroom sits behind the kitchen and has been fitted with a panel-enclosed bathtub (with shower above), low-level WC and wash-hand basin. The second bedroom is positioned at the rear of the property, it comfortably fits a double bed, and leads onto a small nook, which is being utilised as a dressing area. Beyond the dressing area is an en-suite shower room, which has been fitted with a cubicle shower, low-level WC, wash-hand basin and a cupboard which houses the gas-fired combination boiler.

The main bedroom is up on the second floor, it is a good size, but has areas of restricted height due to the pitched roof, there are two large Velux window which let in an abundance of natural light.

This property is being sold with a share of the freehold and comes to the market with no onward chain.

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Ground Floor: Entrance Hall

2' 10" x 3' 5" (0.86m x 1.04m)

First Floor: Living Room

14' 2" x 13' 11" (4.32m x 4.24m)

Kitchen

8' 3" x 5' 6" (2.51m x 1.68m)

Bathroom

8' 3" x 4' 11" (2.51m x 1.50m)

Bedroom Two

9' 11" x 8' 9" (3.02m x 2.67m)

Dressing Area

6' 3" x 2' 5" (1.91m x 0.74m)

Shower Room

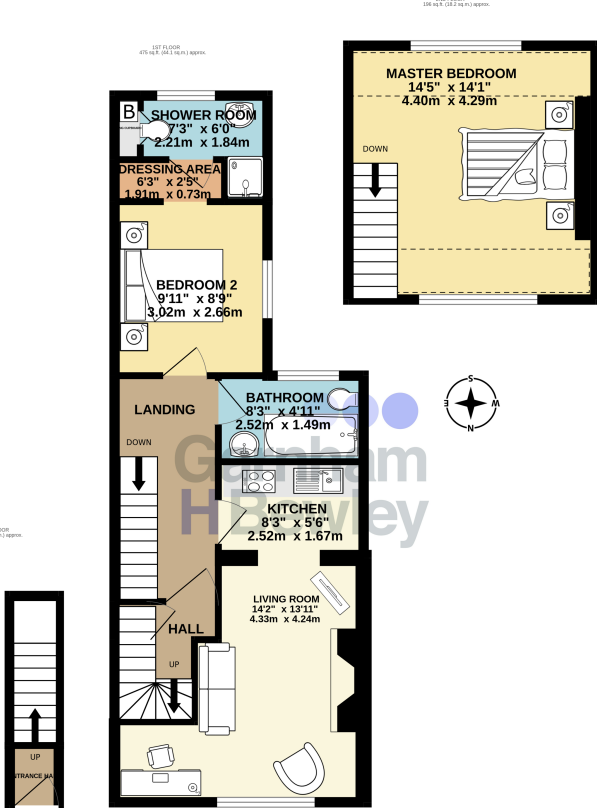
7' 3" x 6' 0" (2.21m x 1.83m)

Landing

5' 6" x 11' 0" (1.68m x 3.35m)

Second Floor: Master Bedroom

14' 5" x 14' 1" (4.39m x 4.29m)



10A ST JAMES ROAD - FLOORPLAN

TOTAL FLOOR AREA: 705 sq.ft. (65.5 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 (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

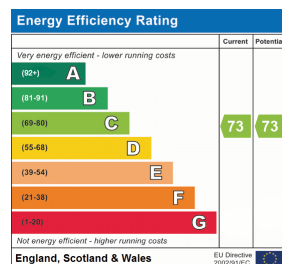
Nearest Schools:

St Mary's CoFE Primary School, East Grinstead - Ofsted: Good (0.4 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

The Meads Primary School - Ofsted: Good (0.7 miles)

Baldwins Hill 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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