

£280,000

Price

Garnham  
H Bewley

Flat 9, Chartwell Court London Road, East Grinstead



- Second Floor Apartment
- Two Double Bedrooms
- En-suite To Master
- Gated Allocated Parking
- Great Access to Train Station
- Separate Family Bathroom
- Open Plan Accommodation
- Beautifully Presented Throughout

For further information contact Garnham H Bewley:

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

# Accommodation

## Second Floor

### Entrance Hallway

#### Lounge

17' 11" x 9' 10" (5.46m x 3.00m)

#### Kitchen / Diner

14' 0" x 10' 0" (4.27m x 3.05m)

#### Master Bedroom

16' 2" x 8' 7" (4.93m x 2.62m)

#### Ensuite Bathroom

5' 0" x 4' 11" (1.52m x 1.50m)

#### Bedroom Two

16' 2" x 8' 7" (4.93m x 2.62m)

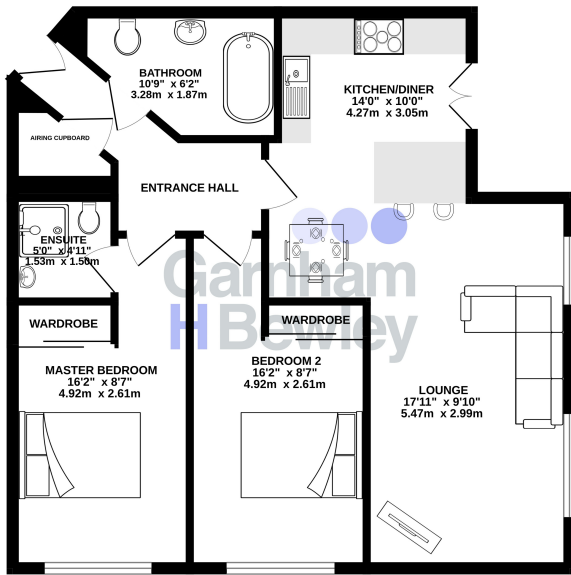
#### Bathroom

10' 9" x 6' 2" (3.28m x 1.88m)

#### Outside

#### Gated Parking

SECOND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA - 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the furnished considered room, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for the furnished property only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Flat 9, Chartwell Court London Road, East Grinstead RH19 1HF

Garnham H Bewley are delighted to offer for sale this beautifully presented two double bedroom apartment located in a gated development of fourteen, two and three bedroom apartments. 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, under floor heating and double glazed windows 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 large airing cupboard. The spacious lounge/dining room offers plenty of light with tall windows and French doors leading to a Juliet balcony from the kitchen. 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 double fitted wardrobes with hanging space and shelving and a beautiful en-suite fitted with a shower unit, contemporary wall mounted wash hand basin, low level W.C, heated chrome towel rail and ceramic tiled floor. The second bedroom also benefits from double built in wardrobes. The family bathroom comprises of a panelled enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with large mirror over with vanity unit, 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. There is Secure storage facility for bicycles. The property is ideally located for East Grinstead railway station situated just 0.25 miles from the property.



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LEASEHOLD (AS ADVISED BY OUR VENDOR)  
Remaining Lease - 110 years  
Ground Rent £250 per year  
Service Charge £1300 per year

**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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