

Guide Price

£210,000

Garnham
H Bewley

Flat 4 West Street, East Grinstead



- Top Floor Flat
- Two Bedrooms
- Bathroom and En-suite
- Lounge/Dining Room
- Separate Kitchen
- Allocated Parking
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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



Flat 4 West House, West Street, East Grinstead, West Sussex RH19 4EQ

Garnham H Bewley are pleased to present to the market this modern two-bedroom top floor flat in the heart of East Grinstead – No onward chain situated in a prime central location, this well-presented two-bedroom top floor flat offers comfortable and convenient living just moments from the amenities and transport links of East Grinstead. Perfectly suited to first-time buyers, downsizers, or investors, the property is offered with no onward chain, ensuring a smooth and swift transaction. The flat features a bright and spacious lounge/dining room ideal for both relaxing and entertaining, a separate fully fitted kitchen, a family bathroom, and two generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room for added privacy and convenience. Further advantages include allocated parking, secure entry system, and well-maintained communal areas. Positioned within walking distance to local shops, cafes, and East Grinstead mainline station, this property combines town-centre convenience with modern comfort. Key Features: Two Double Bedrooms Family Bathroom & En-Suite to Main Bedroom Spacious Lounge/Dining Room Separate Fitted Kitchen Allocated Parking Top Floor Position Town Centre Location No Onward Chain. An early viewing is highly recommended to appreciate all that this superb flat has to offer.



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Accommodation

Second Floor Entrance Hall

Kitchen

12' 2" x 6' 7" (3.71m x 2.01m)

Lounge/Dining Room

16' 2" x 10' 6" (4.93m x 3.20m)

Bedroom 1

11' 2" x 10' 2" (3.40m x 3.10m)

En-suite

5' 3" x 5' 1" (1.60m x 1.55m)

Bedroom 2

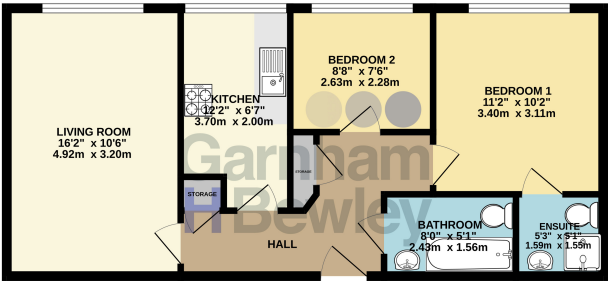
8' 8" x 7' 6" (2.64m x 2.29m)

Bathroom

8' 0" x 5' 1" (2.44m x 1.55m)

Outside Allocated Parking

SECOND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



FLAT 4, WEST HOUSE, WEST STREET, EAST GRINSTEAD, W SUSSEX RH19 4EQ
TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of rooms, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Hoxbyplan 12/2018



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Lease 104 Years Remaining

Ground Rent £100.00 p/a

Service Charge £98 p/m

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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