

£260,000

Flat 1 Meadway Croft, Lowdells Lane, East Grinstead



- Light and Stylish Apartment
- One Double Bedroom
- 19ft x 18ft Kitchen/Living Room
- Mezzanine Area
- Walk in Wardrobe
- Bathroom
- Small Garden Area
- Allocated Parking

For further information contact Garnham H Bewley:

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## Flat 1 Meadway Croft, Lowdells Lane, East Grinstead, West Sussex RH19 2AP

Garnham H Bewley are pleased to present to the market this beautiful and incredibly individual, newly built one double bedroom apartment. The property offers a light and stylish living space with the added bonus of a walk-in wardrobe and a quirky but versatile mezzanine level overlooking the living area. The property also benefits from a small garden area with external storage cupboard and allocated parking. Internal viewings come highly recommended to fully appreciate this great example of a one bedroom apartment.

The accommodation consists of its own front door with stairs leading to the first floor. The open plan kitchen/living/dining area is a fantastic size with large vaulted ceilings creating a bright and airy space. The kitchen has been fitted with a range of wall and base level units with areas of work surface, integrated oven, electric hob with extractor hood above, fridge/freezer, wine cooler, slimline dishwasher and inset bins. Within the living area there is a large storage cupboard over the stairs, two skylights within the vaulted ceiling, large window to the front aspect and ladder leading to the mezzanine area. The mezzanine level is a truly unique space and could be used as a guest area, home office or storage space. The double bedroom has a window to the front aspect, access to the walk-in wardrobe complete with skylight and en-suite which has been fitted with a panel enclosed shower bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., heated towel rail and skylight.

Outside there is an allocated parking space and gate leading into the small garden area with access to the external storage cupboard. The property itself is beautifully presented throughout and to fully appreciate the wow factor this home has to offer viewings are highly recommended.



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FIRST FLOOR  
825 sq.ft. (76.6 sq.m.) approx.

# Accommodation



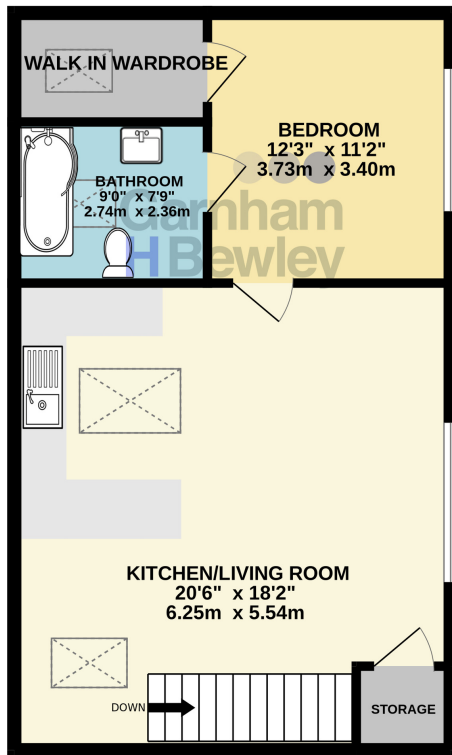
**First Floor**  
**Kitchen/Living Room**  
20' 6" x 18' 2" (6.25m x 5.54m)

**Bedroom**  
12' 3" x 11' 2" (3.43m x 3.12m)

**Walk in Wardrobe**  
9' 0" x 4' 1" (2.26m x 1.24m)

**Bathroom**  
9' 0" x 7' 9" (2.74m x 2.36m)

**Outside**  
**Small Garden**  
**Allocated Parking**



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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 - 0.9 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.7 miles

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