

Garnham H Bewley

£265,000

23 White Lion Close, East Grinstead



- First Floor Apartment
- Two Double Bedrooms
- Stylish Finish
- Kitchen/Living Room
- En-suite to the Main Bedroom
- Family Bathroom
- Gated Allocated Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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



23 White Lion Close, East Grinstead, West Sussex RH19 1UD

Garnham H Bewley are pleased to present to the market this stunning and spacious two double bedroom first floor apartment situated within this newly developed apartment block offering great access to train station, town centre with the added bonus of 2 years remaining on the new build warranty. The accommodation currently boasts stylish kitchen/living room, entrance hall with ample storage, two double bedrooms, en-suite to the main bedroom and family bathroom. Outside provides allocated parking and internal viewings come highly recommended to fully appreciate this great example of a first floor apartment.

The accommodation consists communal entrance hall with stairs and lift to the first floor. The front door leads into the entrance hall with storage cupboard housing washing machine and tumble dryer and doors leading to all principal rooms. The kitchen/living room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated fridge/freezer, oven, electric hob with extractor hood above, dishwasher and double windows to the side aspect. The main bedroom and bedroom two both overlook the side aspect and the main bedroom has access to the en-suite which has been fitted with a tile enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and heated towel rail. There is also the main bathroom which has been fitted with a tile enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and heated towel rail. Outside there is gated allocated parking.

Lease 117 years remaining

service charge £2088 P/A

Ground Rent £250 P/A

Council Tax Band B £1759.41 P/A



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First Floor Entrance Hall

Kitchen/Dining Room
19' 2" x 14' 4" (5.84m x 4.37m)

Main Bedroom
13' 3" x 13' 0" (4.04m x 3.96m)

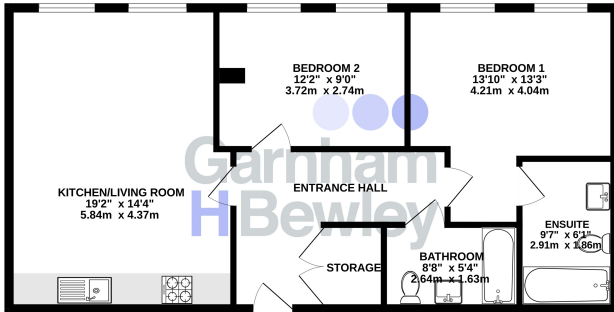
En-suite
9' 8" x 6' 1" (2.95m x 1.85m)

Bedroom 2
12' 3" x 9' 0" (3.73m x 2.74m)

Family Bathroom
8' 8" x 5' 4" (2.64m x 1.63m)

**Outside
Allocated Parking**

FIRST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling and area given here are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their condition or inclusion, and be given.
Made with HANNOPE COLOUR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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