

£200,000

21 St Leonards Park, East Grinstead



- Second Floor Flat
- One Double Bedroom
- Lounge with Bay Window
- Kitchen
- Bathroom
- Allocated Parking
- Communal Gardens
- Ideal for the Train Station

For further information contact Garnham H Bewley:

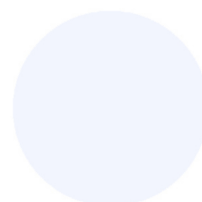
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



21 St Leonards Park, East Grinstead, West Sussex RH19 1EE

Garnham H Bewley are pleased to present to the market this well presented one double bedroom second floor flat ideally situated being a stones throw from the local train station and offering great access to the town centre. The property has been well modernised creating a light and stylish living space and the property boasts gas central heating, lounge/dining room with a bay window, separate kitchen, one double bedroom and family bathroom. Outside the communal gardens are beautifully presented and the property comes with an allocated parking space and there is plenty of visitor parking within the development. Internal viewings come highly recommended to fully appreciate this great example of a one double bedroom first floor flat.

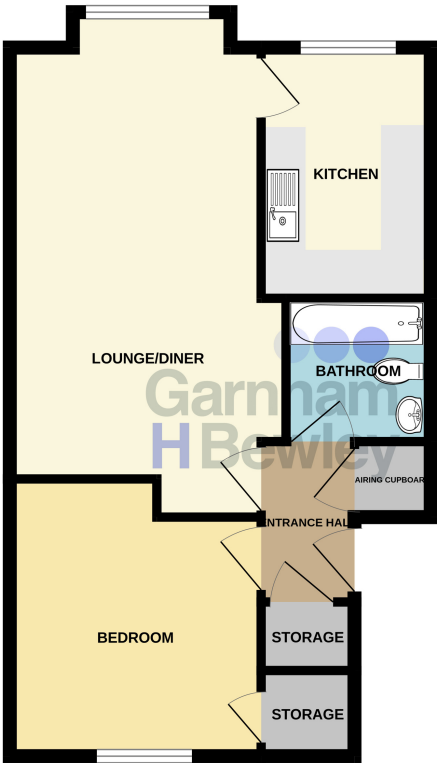
The ground floor has a communal front door with stairs leading to the second floor with front door into entrance hall which provides access to the storage cupboard and airing cupboard with space for washing machine. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, bowl sink with drainer, integrated cooker and hob, fridge/freezer and window to the rear aspect. The lounge/dining room has double aspect windows. The double bedroom overlooks the front aspect with space for freestanding wardrobe. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps, shower attachment and shower curtain, wash hand basin with storage under, vanity mirror with storage, low level W.C. and heated towel rail.



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Accommodation

SECOND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Second Floor Entrance Hall

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

Lounge/Dining Room

21' 7" x 11' 9" (6.58m x 3.58m)

Bedroom

12' 3" x 10' 10" (3.73m x 3.30m)

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Outside Communal Gardens

Allocated Parking

TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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Service Charge £700.00 p/a

Ground Rent £300.00 p/a

Buildings Insurance £400.00 p/a

Lease length 115 Years

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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