

Offers in Excess of:

£200,000

Garnham H Bewley

15 Cromwell Place, East Grinstead



- Ground Floor Maisonette
- One Double Bedroom with Fitted Wardrobes
- Bright & Airy Lounge/Diner
- Fitted Kitchen & Bathroom
- Small Garden Area
- Garage-en-Bloc
- Within Walking Distance of the Town Centre
- No Onward Chain

For further information contact Garnham H Bewley:

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



15 Cromwell Place, East Grinstead, West Sussex RH19 4SD

A fantastic opportunity to acquire this one-bedroom ground floor maisonette, ideally situated on the ever-popular Herontye estate. Requiring a degree of modernisation, the property offers excellent potential for first-time buyers, investors, or those looking to downsize and put their own stamp on a home.

The accommodation is well-proportioned throughout and briefly comprises an entrance hall leading through to a bright and spacious lounge/diner with a pleasant front aspect. The separate kitchen offers a practical layout with scope for updating. The double bedroom is a generous size and benefits from built-in wardrobe space, while the bathroom is fitted with a three-piece suite.

Externally, the property enjoys a small private garden area to the front, ideal for low-maintenance outdoor space. In addition, there are useful storage cupboards accessed externally. To the rear, there is the added benefit of a garage-en-bloc, providing valuable parking or additional storage.

The location is a particular highlight, being within walking distance of East Grinstead's historic Tudor High Street, offering a range of shops, cafes, and amenities. For those who enjoy the outdoors, the Forest Way bridlepath is just a stone's throw away, providing beautiful routes for walking, cycling, and riding.

Offered with no onward chain, this property presents a superb opportunity to create a comfortable and conveniently located home in a sought-after area.



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Accommodation

Ground Floor:

Lounge/Diner:

13' 3" x 10' 8" (4.04m x 3.25m)

Kitchen:

12' 6" x 5' 11" (3.81m x 1.80m)

Bedroom:

10' 11" x 9' 10" (3.33m x 3.00m)

Bathroom:

6' 7" x 6' 6" (2.01m x 1.98m)



15 CROMWELL PLACE - FLOORPLAN
TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misquotation. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, sections and appliances shown here are for general information only and do not constitute any liability or warranty on the part of the agent.



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Nearest Stations:

East Grinstead Station (0.6 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.8 miles)

Nearest Schools:

The Meads Primary School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)

Sackville School - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (1.0 miles)

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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