

Garnham H Bewley

Price:

£295,000

Flat 14 Wood Street, East Grinstead



- First Floor Luxury Apartment
- Two Double Bedrooms
- Exquisitely Finished Kitchen
- Large Open-Plan Living Space
- Tastefully Fitted Bathroom & En-Suite
- Juliet Balcony with Far-Reaching Views
- Allocated & Gated Parking
- Excellently Positioned for East Grinstead Railway Station

For further information contact Garnham H Bewley:

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



Flat 14 Farringdon House, Wood Street, East Grinstead, West Sussex RH19 1BA

A Stunning Two-Bedroom Luxury Apartment on Wood Street .

Garnham H Bewley are delighted to present this immaculate, first-floor, newly-built two-bedroom luxury apartment, located just a stone's throw from East Grinstead Railway Station and the historic Tudor High Street. Offering the perfect blend of modern design and convenient location, this apartment boasts spacious and light-filled living areas, making it ideal for those seeking a contemporary home in an enviable position.

As you enter, you are greeted by a welcoming entrance hall with ample storage space for coats and shoes, as well as a large utility cupboard which houses a plumbed-in washing machine. The open-plan living space is bright and airy, with large windows allowing natural light to flood in. The sleek, modern kitchen is fully fitted with high-end appliances including an electric oven, induction hob, dishwasher, sink with drainer, and plenty of storage space, making it perfect for both cooking and entertaining.

The apartment features two generously sized bedrooms. The master bedroom is a true highlight, offering ample space and floor-to-ceiling built-in wardrobes, as well as a private Juliet balcony that opens up to far-reaching views. The ensuite bathroom is both stylish and functional, with a corner shower cubicle, hand basin, and WC. The second bedroom is equally spacious, with large windows and built-in wardrobes, making it perfect for guests or a home office.

The main bathroom is beautifully tiled and in excellent condition, featuring a WC, a bathtub with a shower above, and a sink—offering a serene, spa-like experience.

Farringdon House is a contemporary building that offers an elevator to all floors, including access to the undercroft parking area, where the apartment benefits from one allocated parking space. The building is still under warranty, having been built just six years ago, providing peace of mind for the lucky new owners.

This stunning apartment is perfectly positioned for easy access to local amenities, including shops, restaurants, and transport links. It offers an excellent opportunity to enjoy a luxury lifestyle in a sought-after location.



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Accommodation

First Floor Apartment:
Open-Plan Kitchen & Living Space:
10' 7" x 27' 0" (3.23m x 8.23m)

Master Bedroom:
10' 11" x 17' 2" (3.33m x 5.23m)

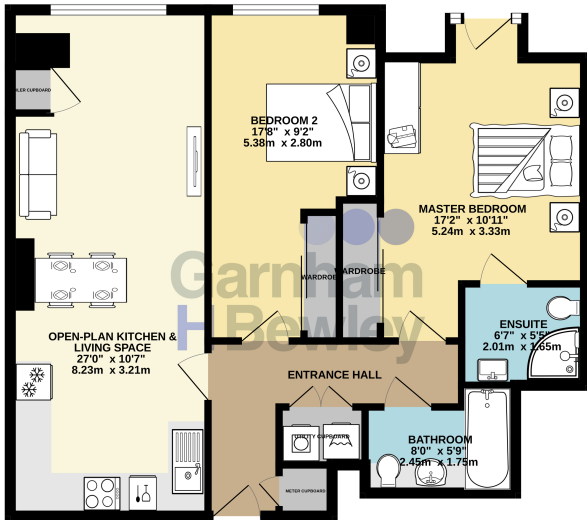
En-Suite:
6' 7" x 5' 5" (2.01m x 1.65m)

Bedroom Two:
9' 2" x 17' 8" (2.79m x 5.38m)

Bathroom:
8' 0" x 5' 9" (2.44m x 1.75m)

Utility Cupboard:
4' 7" x 2' 6" (1.40m x 0.76m)

FIRST FLOOR APARTMENT
756 sq.ft. (70.2 sq.m.) approx.



14 FARRINGTON HOUSE - FLOORPLAN

TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, ceiling and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, appearance and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Markwell Mortgage (2020)



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Nearest Stations:

East Grinstead Station (0.1 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.4 miles)

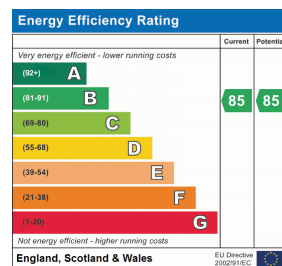
Nearest Schools:

St Mary's CofE Primary School - Ofsted: Good (0.4 miles)

The Meads Primary School - Ofsted: Good (0.7 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (0.7 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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