

£217,500

Hermitage Lane, East Grinstead



- First Floor Flat
- Two Bedrooms
- Kitchen/Living Room
- Bathroom
- Town Centre Location
- Own Private Entrance
- Gas Central Heating
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Little Hermitage, Hermitage Lane, East Grinstead, West Sussex RH19 4DR

If you dream of a characterful home tucked along a peaceful lane yet just moments from the vibrant High Street—with its cafés, restaurants, and bars—this beautifully refurbished property could be exactly what you're looking for. Spacious, and full of charm, it's perfect for anyone seeking something a little out of the ordinary. Situated on the first floor and boasting an open plan kitchen living room and no onwards chain, it's sure not to disappoint, and early viewing is highly recommended.

Accessed via its own private entrance, stairs lead up to a stunning open-plan kitchen and living area. The fitted kitchen features a range of units and generous worktop space—ideal for cooking and entertaining—while the living area boasts an exposed brick wall and a large sash window. The primary bedroom is a generous size with an attractive outlook to the front, complemented by a second bedroom/study. A modern bathroom and over-stairs storage cupboard complete the accommodation.



Welcome  
Home



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## First Floor Hallway

**Kitchen/Breakfast Area**  
3.66m x 2.74m (12' 0" x 9' 0")

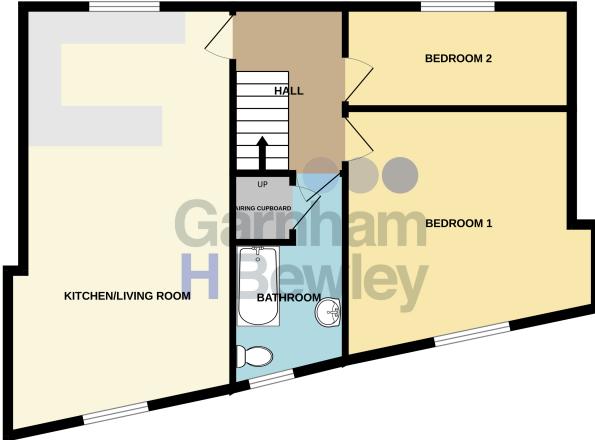
**Living Area**  
4.88m x 3.94m (16' 0" x 12' 11")

**Main Bedroom**  
4.1m x 4.1m (13' 5" x 13' 5")

**Bedroom 2**  
4m x 1.78m (13' 1" x 5' 10")

**Bathroom**  
3.23m x 2.06m (10' 7" x 6' 9")

**FIRST FLOOR**  
673 sq.ft. (62.5 sq.m.) approx.



**TOTAL FLOOR AREA:** 673 sq.ft. (62.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, sizes, areas, and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floor plan is for illustrative purposes only and is not to scale. Prospective purchasers should not rely on the floor plan and should make their own arrangements to view the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with MapInfo 2020.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2012/27/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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