

Price:

£327,500

Garnham  
H Bewley

Flat 86 Queens Road, West Sussex, East Grinstead



- Fifth Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge / Dining
- Modern Fitted Kitchen
- Allocated And Gated Parking
- Beautiful Condition Throughout
- Close To Both Town & Station

For further information contact Garnham H Bewley:

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



## Flat 86 Elizabeth Place, Queens Road, West Sussex, East Grinstead RH19 1SS

Garnham H Bewley are delighted to present to the market this luxury and extremely stylish, two double bedroom fifth floor apartment offering stunning scenic views. Located in the heart of East Grinstead, the property benefits from a large balcony, en-suite to the master bedroom, ample storage and is fitted with high end specifications throughout. This newly built home is tastefully presented by the current owners and boasts a fantastic open plan lounge/living arrangement; modern fitted kitchen with a range of storage and integrated appliances; gas central heating; wood flooring; and allocated gated parking.

The main open plan living area is where you will find the modern fitted kitchen. Within the main lounge there are patio doors leading out to the balcony, providing an outside seating area. The kitchen has been fitted with a range of wall and base level units; vast areas of quartz stone work surfaces; and large deep square stainless sink with instant hot tap and drainer. Integrated appliances which include an integrated cooker and induction hob with extractor hood above. Also included will be the fridge/freezer, washing machine, and dishwasher, which are all integrated.

Off the lounge / living area there is access to both double bedrooms and the family bathroom. The master bedroom has the advantage of large windows, built in wardrobes and a stylish, high-tech en-suite with double walk-in shower. Bedroom two, which is also a double bedroom, comes with patio doors leading to the balcony, ample space for free standing wardrobes and is complimented by the family bathroom, which is also fitted with high end specifications. The property benefits from a large balcony which provides a great outside seating area and also there are communal gardens provided for the residents.

On the ground floor there is undercover allocated parking space which is provided with the apartment and is gated for added security. Along with the communal bike store the development itself also has a telephone / video entry system and two lifts to all floors. Internal viewings are highly recommended to fully appreciate this fantastic example of a two double bedroom luxury home.



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## Fifth Floor

### Lounge

20' 10" x 17' 10" (6.35m x 5.44m)

### Kitchen / Diner

11' 6" x 10' 0" (3.51m x 3.05m)

### Master Bedroom

18' 0" x 11' 5" (5.49m x 3.48m)

### Ensuite Shower Room

7' 2" x 7' 0" (2.18m x 2.13m)

### Bedroom Two

13' 10" x 10' 0" (4.22m x 3.05m)

### Family Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

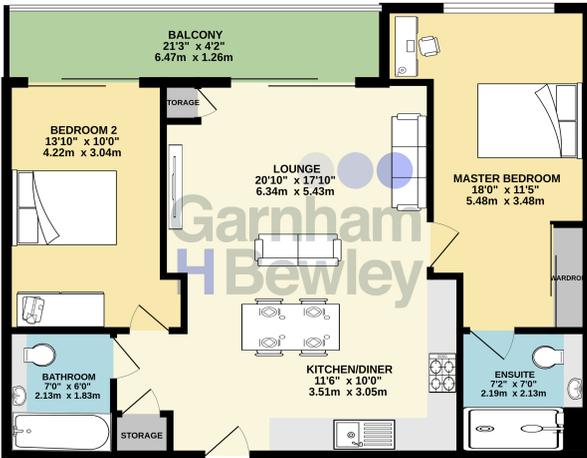
### Balcony

21' 3" x 4' 2" (6.48m x 1.27m)

### Allocated Parking

### Resident Gardens

FIFTH FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.  
Measurements have been made to provide the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general purposes only and should be used as well as the prospective purchaser. The services, options and alterations shown here are not to be taken as a guarantee of their operability or efficiency can be given.  
Made with Hoxiprog 12/2024



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Nearest stations

East Grinstead (0.3 mi)

Dormans (2.2 mi)

Lingfield (3.5 mi)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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