

Price:

£285,000

41 White Lion Close, East Grinstead



- Third Floor Luxury Apartment
- Two Double Bedrooms
- Stylish, Open-Plan Kitchen / Living Space
- Tastefully Appointed Bathroom & En-Suite
- Large Balcony with Far Reaching Views
- Gated & Allocated Parking
- Close Proximity To Town & Station
- No Onward Chain

For further information contact Garnham H Bewley:

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## 41 White Lion Close, East Grinstead, West Sussex RH19 1UD

Luxury Third Floor Apartment – Perfectly Located near East Grinstead High Street & Railway Station.

This stunning modern apartment is ideally situated just a short walk from East Grinstead's vibrant High Street and railway station, offering both convenience and comfort. Located on the third floor, the property enjoys far-reaching views and an abundance of natural light throughout.

Upon entering, you are greeted by a spacious hallway that provides access to all rooms. To the left is a generous open-plan kitchen/living space, designed with contemporary flair. Large windows along the rear wall flood the room with light, and a door opens onto a private balcony, perfect for relaxing and taking in the scenic views.

The stylish kitchen is equipped with integrated appliances, including a fridge, freezer, dishwasher, electric oven, hob with extractor above, continuous bespoke glass splashback and a sink with drainer, making it a perfect space for both cooking and entertaining.

On the right-hand side of the property, you'll find the spacious master bedroom, which comfortably accommodates a king-size bed and plenty of wardrobe space. This room is complemented by an en-suite shower room, providing a private and luxurious retreat. The second bedroom, located to the right of the living area, offers flexibility in its use and is currently set up as a home office, but could easily be adapted to suit your needs. The apartment also features a large utility cupboard in the hallway with double doors, housing a modern hot water tank and a washing machine that is plumbed in.

The main bathroom is well-appointed with a bath (with shower above), WC, and wash hand basin, offering all the amenities you need.

The property also benefits from its own allocated and gated parking space, adding an extra level of convenience. The building itself is well-maintained and offers a video entry system, bike store, and two elevators, ensuring ease of access and security for all residents.

This is a fantastic opportunity to own a luxurious, modern apartment in a prime location. Viewing is highly recommended.

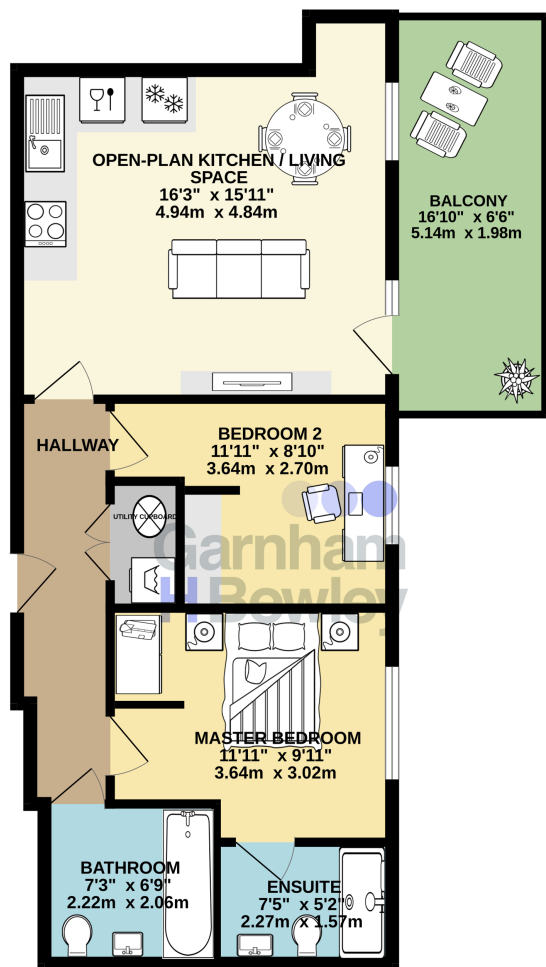
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THIRD FLOOR LUXURY  
APARTMENT  
597 sq.ft. (55.5 sq.m.) approx.

## Accommodation



**Third Floor Luxury Apartment:  
Open-Plan Kitchen / Living Space**  
16' 3" x 15' 11" (4.95m x 4.85m)

**Master Bedroom:**  
11' 11" x 9' 11" (3.63m x 3.02m)

**En-Suite:**  
7' 5" x 5' 2" (2.26m x 1.57m)

**Bedroom Two:**  
11' 11" x 8' 10" (3.63m x 2.69m)

**Bathroom:**  
7' 3" x 6' 9" (2.21m x 2.06m)

**Hallway:**  
17' 7" x 4' 2" (5.36m x 1.27m)

**Outside:  
Balcony:**  
16' 10" x 6' 6" (5.13m x 1.98m)

41 WHITE LION CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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**Nearest Stations:**

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

**Nearest Schools:**

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

Blackwell Primary School - Ofsted: Good (0.5 miles)

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

Baldwins Hill Primary School - Ofsted: Good (0.7 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	93	93
(81-91)	<b>B</b>		
(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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