

£165,000

7a De la Warr Road, East Grinstead, West Sussex



- First Floor
- One Bedroom
- Lounge with Bay Window
- Kitchen
- Area of Garden
- Shower Room
- Ideal for Investors

For further information contact Garnham H Bewley:

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

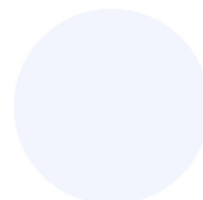




## 7a De la Warr Road, East Grinstead West Sussex, RH19 3BS

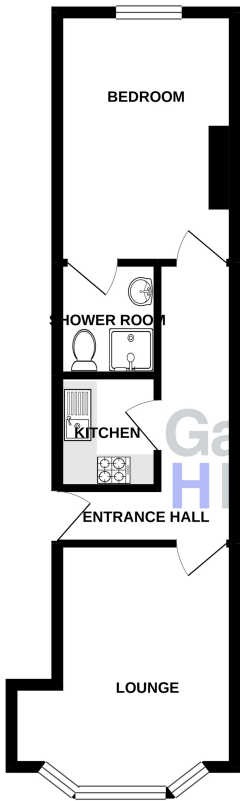
Garnham H Bewley are pleased to present to the market this one bedroom first floor flat situated within the heart of East Grinstead and offered ideal for investors or first time buyers. The accommodation offers lounge with bay window to the front aspect, kitchen, bedroom and shower room. Outside there is an area of garden and internal viewings come highly recommended to fully appreciate this great one bedroom starter home.

The accommodation consist of front door into communal entrance with stairs leading to the first floor and front door into the entrance hall. The lounge is situated to the front aspect with bay window. The kitchen is accessed by the entrance hall and has base level units, sink with drainer, integrated over, electric hob with extractor hood above and space for fridge/freezer. The bedroom is situated to the rear of the property with window and access to the shower room which has been fitted with shower cubicle, wash hand basin and low level W.C.



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GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



Garnham  
H Bewley

TOTAL FLOOR AREA : 349 sq.ft. (32.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## First Floor

### Entrance Hall

#### Lounge

12' 6" x 8' 4" (3.81m x 2.54m)

#### Kitchen

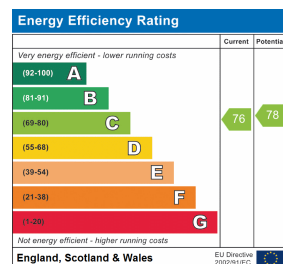
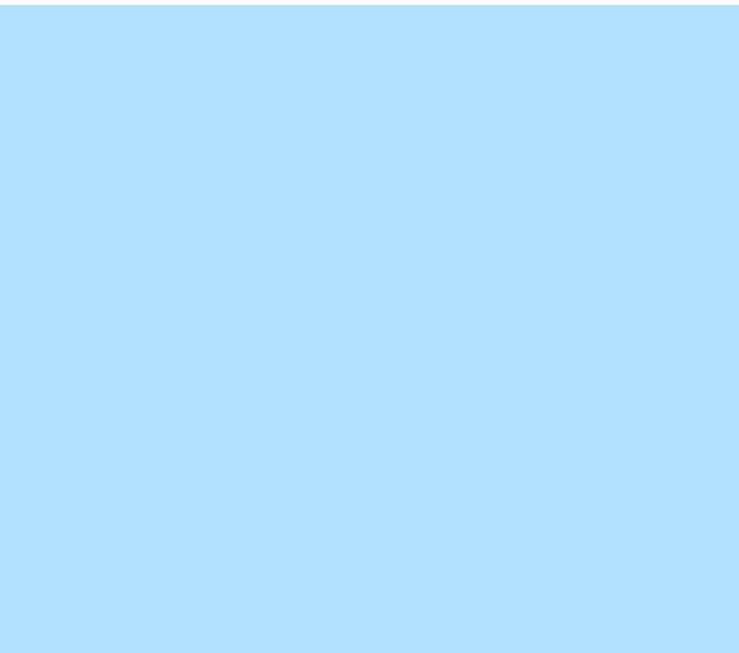
5' 7" x 5' (1.70m x 1.52m)

#### Bedroom

12' 5" x 9' (3.78m x 2.74m)

#### Shower Room

5' 7" x 5' (1.70m x 1.52m)



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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