

£274,000

Flat 4 London Road, East Grinstead



- Two Bedroom Apartment
- Set Over Two Floors
- Stunning Lounge with Bay Window
- Kitchen with Bay Window
- Family Bathroom
- Communal Garden
- Off Road Parking

For further information contact Garnham H Bewley:

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



## Flat 4 The Grove, London Road, East Grinstead, West Sussex RH19 1QF

Garnham H Bewley are pleased to present to the market this beautifully presented split-level, two-bedroom character apartment, thoughtfully modernised to create a light, stylish and contemporary living space while retaining its original charm. The accommodation is arranged over two floors. To the first floor, the property boasts a modern fitted kitchen with attractive bay window, a generously proportioned and impressive lounge, also benefiting from a bay window that floods the room with natural light, and a well-appointed family bathroom. The second floor comprises two well-proportioned bedrooms, with the second bedroom further enhanced by extensive eaves storage, providing excellent practical space. Externally, residents can enjoy a communal garden, along with off-road parking to the rear. The property also benefits from its own private storage shed, adding further convenience. Offered with a share of the freehold, this charming apartment combines character features with modern living and would make an ideal home or investment opportunity.



Welcome  
Home



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**Garnham H Bewley**  
2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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**First Floor  
Entrance Hall**

**Kitchen**  
12' 6" x 11' 1" (3.81m x 3.38m)

**Lounge**  
15' 11" x 12' 6" (4.85m x 3.81m)

**Bathroom**  
6' 2" x 5' 6" (1.88m x 1.68m)

**Second Floor  
Landing**

**Main Bedroom**  
12' 7" x 11' 0" (3.84m x 3.35m)

**Bedroom 2**  
12' 3" x 9' 4" (3.73m x 2.84m)

**Outside  
Communal Garden**

**Off Road Parking**



Share of Freehold

Approx 997 years remaining

Service/Buildings Insurance £60.00 p/m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
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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