

Price

£275,000

Garnham
H Bewley

8 Martyns Place Fairfield Road, East Grinstead



- Impressive Two Bedroomed Apartment
- Spacious Accommodation
- Great Sized Lounge / Dining Room
- Fitted Kitchen
- Far Reaching Views
- Parking
- Close To Town Centre
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



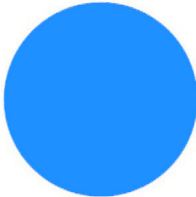
8 Martyns Place Martyns Place, Fairfield Road, East Grinstead, West Sussex

Tucked away down a private, tree-lined driveway and just a short stroll from East Grinstead town centre, this delightful two-bedroom apartment offers a rare opportunity to own a slice of local history. Originally built in 1903 and sympathetically converted into nine individual apartments during the 1980s, this property effortlessly blends timeless character with modern-day comfort. Positioned on the second floor of this handsome period building—accessed via an impressive communal entrance and grand staircase—this spacious home features southerly-facing views across beautiful open countryside, with glimpses of Ashdown Forest and Weirwood Reservoir in the distance.

Inside, the apartment is light-filled and generously proportioned. It comprises two double bedrooms, each with stunning views and ample storage; a bright and airy lounge/dining room with large windows and far-reaching rural vistas; a smart, fitted kitchen with modern appliances and plentiful workspace; and a well-maintained bathroom with a full suite and a shower over the bath. There is excellent storage throughout, including a large airing cupboard and a walk-in wardrobe.

The entrance hallway is particularly spacious—large enough to accommodate a home office or study area—making the most of the available square footage.

Outside, residents enjoy beautifully maintained communal gardens, landscaped with mature shrubs, manicured lawns, and framed by established trees offering peace and privacy. The property also includes one allocated parking space, with additional visitor parking at the front. Whether you're a first-time buyer, downsizer, or looking for a unique investment opportunity, this home is a real gem. With its unbeatable location, character-rich features, and tranquil setting, viewing is highly recommended.



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Accommodation

Communal Entrance

Stairs To Second Floor

Entrance Hall

Lounge / Diner

17' 8" x 14' 3" (5.38m x 4.34m)

Kitchen

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom One

18' 4" x 13' 6" (5.59m x 4.11m)

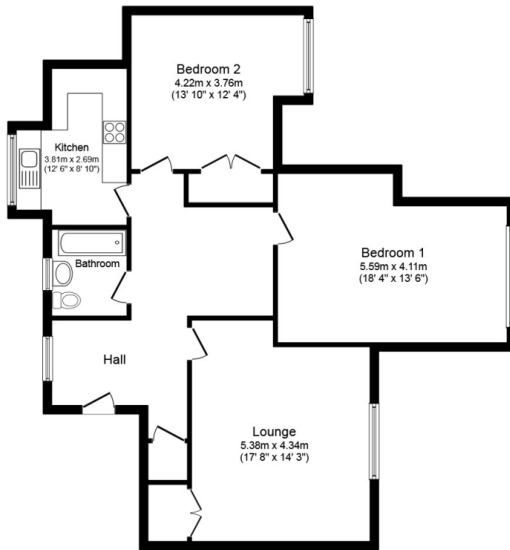
Bedroom Two

13' 10" x 12' 4" (4.22m x 3.76m)

Bathroom

Communal Gardens

Parking



Second Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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NEAREST RAILWAY STATIONS

East Grinstead Station 0.8 miles

Dormans Station 2.3 miles

Lingfield Station 3.7 miles

Service Charge £175.00 per month

Ground Rent £250.00 a year

Lease Approx. 950 years

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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