

Guide Price

£260,000

Garnham
H Bewley

Flat 37 Queens Road, East Grinstead



- Modern Bright Apartment
- One Double Bedroom
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Balcony Accessed From Lounge
- Close To Town & Station
- Allocated & Gated Parking

For further information contact Garnham H Bewley:

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



Flat 37 Elizabeth Place, Queens Road, East Grinstead, West Sussex RH19 1SS

Garnham H Bewley are delighted to present to the market this luxury and extremely stylish, one bedroom 3rd floor apartment. Located within close proximity to the main town and mainline train station this property benefits from a balcony, modern fitted bathroom, 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 and allocated/gated parking. The main lounge / living area is a fantastic size and benefits from a south facing balcony which offers an additional seating area whilst enjoying the afternoon/evening sun .

The kitchen has been fitted with a range of wall and base level units, vast areas of granite work surfaces, large deep square stainless sink, integrated cooker, electric hob with extractor hood above. Also included will be the fridge/freezer, washing machine/dryer and dishwasher which are all integrated. Off the entrance area there is a large storage cupboard and access to both the master bedroom and the family bathroom. The master bedroom has the advantage of a large window and built in wardrobes. The main bedroom is complemented by the family bathroom which is also fitted to a high specification.

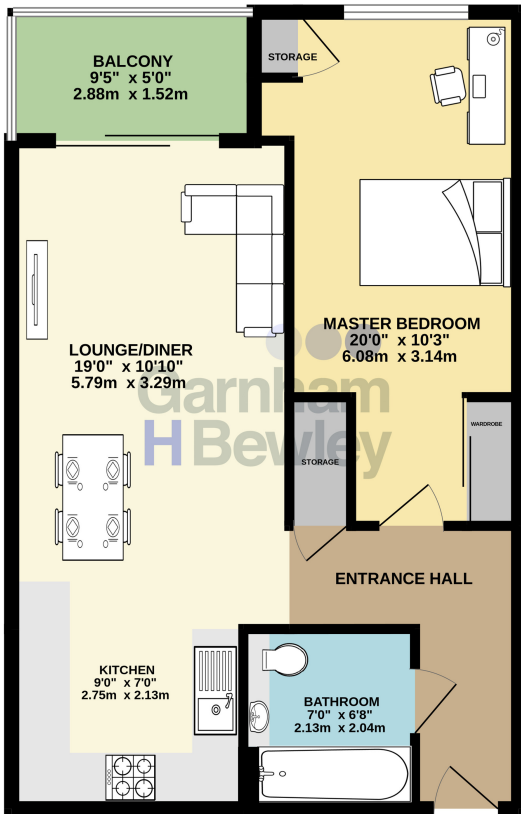
On the ground floor there is undercover allocated parking which is provided with the apartment and is gated for added security. There is a communal bike store and a telephone / video entry system and a lift to all floors. The development itself also enjoys a resident garden which is located on the 2nd floor. Internal viewings come highly recommended to fully appreciate this fantastic example of a one bedroom luxury home.



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THIRD FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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Third Floor

Entrance Hallway

Lounge / Diner

19' 0" x 10' 10" (5.79m x 3.30m)

Kitchen

9' 0" x 7' 0" (2.74m x 2.13m)

Master Bedroom

20' 0" x 10' 3" (6.10m x 3.12m)

Main Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)

Balcony

Ground Floor

Allocated & Gated Parking



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NEAREST STATIONS

East Grinstead Station - 0.3 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.4 miles

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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