

Price:

£190,000

Garnham
H Bewley

Flat 2, 21 St James Road, East Grinstead



- Ground Floor Flat
- One Double Bedroom
- Open-Plan Kitchen / Living Space
- Tastefully Appointed Shower Room
- Private, Off-Road Parking
- Close Proximity to the Railway Station
- Share of Freehold
- No Onward Chain

For further information contact Garnham H Bewley:

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



Flat 2, 21 St James Road, East Grinstead, West Sussex RH19 1DL

Charming One-Bedroom Victorian Conversion – Moments from East Grinstead Station & Town Centre.

Situated just a stone's throw from East Grinstead railway station and the bustling town centre, this well-presented one-bedroom ground floor flat forms part of a characterful Victorian conversion. Offering a perfect blend of period charm and modern convenience, the property benefits from a private entrance to the rear.

Upon entry, you're welcomed directly into a bright and spacious open-plan kitchen/living area. The contemporary kitchen is well-appointed with an integrated gas hob, oven, sink with drainer, dishwasher, washing machine, and under-counter fridge, along with additional space for a freestanding fridge freezer. Natural light floods the room through windows to both the rear and side elevations, enhancing the sense of space.

The modern shower room is conveniently located off the kitchen and features a corner shower unit, WC, hand basin, built-in storage, and a heated towel rail. The double bedroom is positioned at the rear of the flat and includes a side-facing window and ample space for a double bed and storage.

Further benefits include gas central heating, a small private patio area outside the front door—ideal for a morning coffee—and the peace of mind of no service charge or ground rent. The property also comes with a share of the freehold, with a long lease of 983 years remaining.

Early viewing is highly recommended.

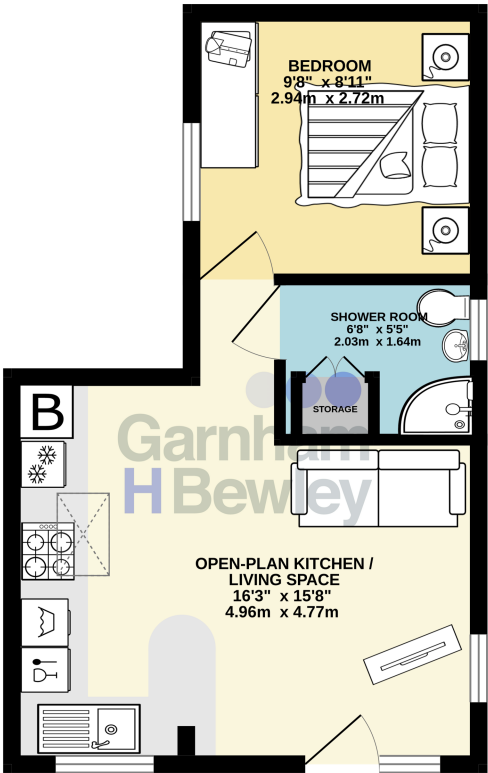


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Accommodation

GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



FLAT 2, 21 ST JAMES ROAD - FLOORPLAN

TOTAL FLOOR AREA : 320 sq.ft. (29.8 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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Ground Floor:
Open-Plan Kitchen / Living Space:
16' 3" x 15' 8" (4.95m x 4.78m)

Shower Room:
6' 8" x 5' 5" (2.03m x 1.65m)

Bedroom:
9' 8" x 8' 11" (2.95m x 2.72m)



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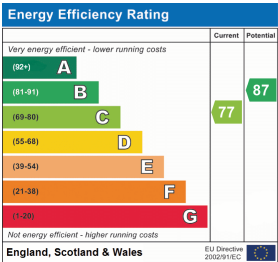


Nearest Stations:

- 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 (0.3 miles)
- Blackwell Primary School - Ofsted: Good (0.6 miles)
- Baldwins Hill Primary School - Ofsted: Good (0.7 miles)
- The Meads Primary School - Ofsted: Good (0.8 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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