

Price:

£250,000

Garnham  
H Bewley

Flat 46 St Johns Road, East Grinstead



- First Floor Apartment
- Large Double Bedroom
- Fully Fitted Kitchen with Appliances
- Tastefully Appointed Family Bathroom
- Gated & Allocated Parking for Two Cars
- Communal Gardens
- Close Proximity East Grinstead Railway Station

For further information contact Garnham H Bewley:

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



## Flat 46 Ermenild Neale House, St Johns Road, East Grinstead, West Sussex

Garnham H Bewley are delighted to offer for sale this one double bedroom, first floor apartment, conveniently located within walking distance of East Grinstead's historic Tudor High Street and mainline railway station.

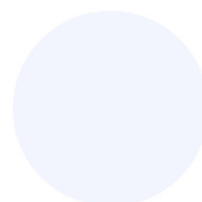
The accommodation consists of lounge/diner with adjoined kitchen, large double bedroom, and family bathroom.

The lounge is bright and airy and comfortably accommodates two large sofas as well as leaving space for a four-seater dining table. The kitchen comes fitted with a range of wall and base level units, sink with drainer, electric oven & hob, whilst still leaving space for fridge/freezer and washing machine.

The master bedroom fits a king size bed and leaves plenty of room for a wardrobe and desk. The bathroom has been tastefully fitted with a panel-closed bath, with shower above, wash hand basin and low level WC. There is also a large storage cupboard in the entrance hall.

Outside, the property boasts beautifully manicured communal gardens, and benefits from two allocated parking spaces situated behind private security gates.

This property has no onward chain and internal viewings come highly recommended!



For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation

## First Floor Apartment: Lounge/Diner

17' 11" x 11' 4" (5.46m x 3.45m)

## Kitchen

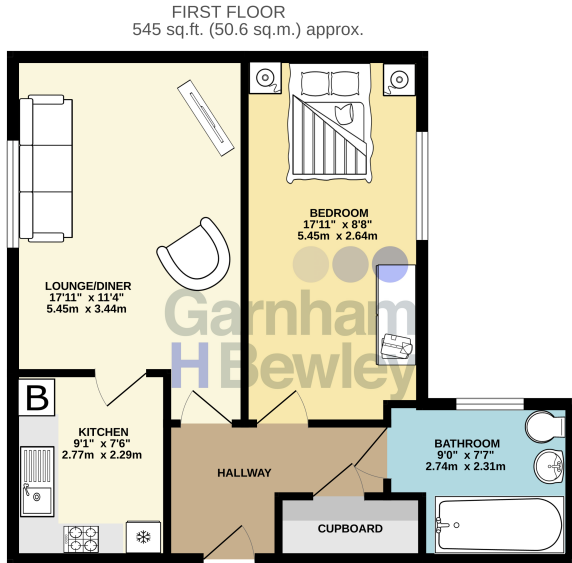
9' 1" x 7' 6" (2.77m x 2.29m)

## Bedroom

17' 11" x 8' 8" (5.46m x 2.64m)

## Bathroom

9' 0" x 7' 7" (2.74m x 2.31m)



48 ERMENILD NEALE HOUSE - FLOORPLAN

TOTAL FLOOR AREA - 545 sq.ft. (50.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the information contained here, measurements of sites, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given with respect to their operability or efficiency can be given.  
Issue with Version: 02/21



For further information contact Garnham H Bewley:

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



**Nearest Stations:**

East Grinstead Station (0.4 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.1 miles)

**Nearest Schools:**

Blackwell Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School - Ofsted: Good (0.6 miles)

The Meads Primary School - Ofsted: Good (1.0 mile)

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

For further information contact Garnham H Bewley:

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