

Guide Price

£280,000

Garnham
H Bewley

21 White Lion Close, East Grinstead



- Two Double Bedroom Apartment
- Two Bathrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Utility / Storage Cupboard
- Plenty of Storage Throughout
- Allocated Parking for One Car
- Close To Town & Station

For further information contact Garnham H Bewley:

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



21 White Lion Close, East Grinstead, West Sussex RH19 1UD

Garnham H Bewley are pleased to present to the market this stunning and spacious two double bedroom first floor apartment situated within this newly developed apartment block offering great access to train station, town centre with the added bonus of 2 years remaining on the new build warranty. The accommodation currently boasts stylish open plan kitchen/living room, large entrance hall with ample storage and utility cupboard, two double bedrooms, en-suite to the main bedroom and modern family bathroom. Outside provides an allocated parking and internal viewings come highly recommended to fully appreciate this great example of a first floor apartment.

The accommodation consists communal entrance hall with stairs and lift to the first floor. The front door leads into the large entrance hall which has two large storage cupboards with one of them housing space for a washing machine and tumble dryer. The entrance hallway also allows access to all other rooms. The kitchen/living room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated fridge/freezer, oven, electric hob with extractor hood above, dishwasher and plenty of windows to the front and side aspect. The main bedroom and bedroom two both overlook the side aspect and the main bedroom has access to the en-suite which has been fitted with a tile enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and heated towel rail. There is also the main bathroom which has been fitted with a tile enclosed bath with mixer taps, shower point, glass screen, wash hand basin, low level W.C. and heated towel rail. Outside there is gated allocated parking.



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Accommodation

First Floor

Entrance Hallway

Lounge

19' 2" x 13' 0" (5.84m x 3.96m)

Kitchen / Diner

13' 0" x 7' 9" (3.96m x 2.36m)

Master Bedroom

15' 0" x 12' 3" (4.57m x 3.73m)

Ensuite

7' 3" x 3' 11" (2.21m x 1.19m)

Bedroom Two

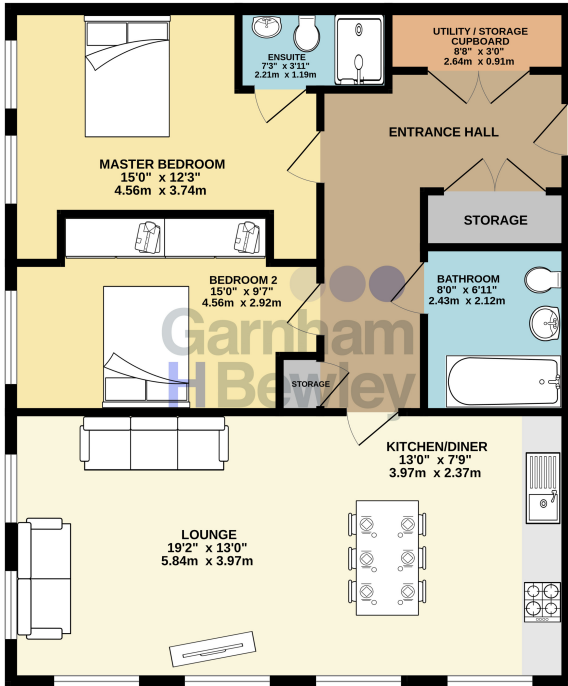
15' 0" x 9' 7" (4.57m x 2.92m)

Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)

Allocated Parking

FIRST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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NEAREST STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.3 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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