

£200,000

Garnham
H Bewley

Flat 12 Wood Street, East Grinstead



- One Double Bedroom
- Modern and Well Presented
- Modern Kitchen With Integrated Appliances
- Intercom System and Lift To All Floors
- Close To East Grinstead Town And Shops
- Lounge with Juliette Balcony
- Ideal for First Time Buyers

For further information contact Garnham H Bewley:

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

Accommodation

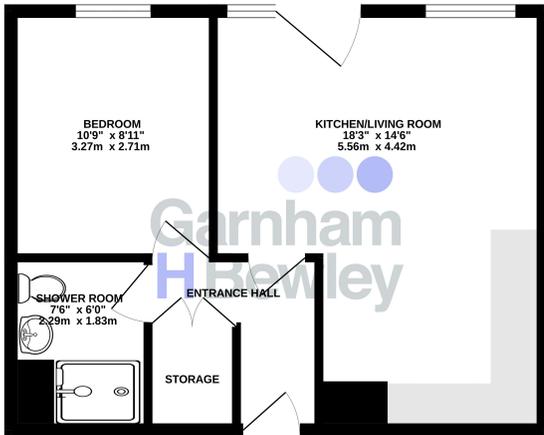
First Floor Entrance Hall

Kitchen/Living Room
18' 3" x 14' 6" (5.56m x 4.42m)

Bedroom
12' 9" x 8' 11" (3.89m x 2.72m)

Bathroom
7' 6" x 6' 0" (2.29m x 1.83m)

FIRST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA - 417 sq.ft. (38.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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 for any prospective purchase. The contract, offer and acceptance of these flats and terms listed and the guarantee do so then together with the title deed shall prevail.
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Flat 12 Farringdon House, Wood Street, East Grinstead, West Sussex RH19 1BA

Welcome to a truly luxurious living experience in the heart of East Grinstead. Nestled on the first floor is a 1 double bedroom apartment, inside you will discover a spacious Italian designed kitchen with Bosch Appliances, a living space bathed in natural light from the large window and Juliette Balcony, perfect for relaxing and entertaining. The sleek modern bathroom and generous double bedroom offer a serene sanctuary for retreat after a long days work.

This property boasts modern conveniences such as a large utility style hallway cupboard, an electric audio entrance intercom system with secure fob access, ensuring both safety and security. Additionally, residents can enjoy the convenience of communal amenities including a private well-lit garden area and bicycle storage.

Internal viewings come highly recommended to fully appreciate this great example of a one double bedroom first floor apartment.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	73
		EU Directive 2002/91/EC	

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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