

Guide Price  
£260,000

£250,000

Garnham  
**H** Bewley

Apartment 16 Cantelupe Road, East Grinstead



- Second Floor Apartment
- Close To Town & Station
- Two Bedrooms & Two Bathrooms
- Spacious And Bright Lounge/Diner
- Modern Kitchen / Breakfast Area
- Good Condition Throughout
- Private Balcony
- Allocated Parking for One Car

For further information contact Garnham H Bewley:

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## Apartment 16 Rudge House, Cantelupe Road, East Grinstead, West Sussex

Guide Price - £250,000 - £260,000. Spacious Second-Floor Apartment Close to Town & Station

Offering an excellent blend of space, comfort, and convenience, this beautifully maintained second-floor apartment is perfectly situated within easy reach of both the town centre and the mainline station—ideal for commuters and those looking to enjoy the best of local amenities. The property boasts two well-proportioned bedrooms, including a primary bedroom with its own bathroom, providing an added level of privacy and practicality.

A further modern shower room serves the second bedroom and guests, making the layout suitable for couples, small families, or professionals sharing. At the heart of the home is the generous lounge/diner, a bright and welcoming space enhanced by large windows that allow natural light to flood in throughout the day. This versatile room offers plenty of space for both relaxation and entertaining, and leads directly out to a private balcony, perfect for outdoor dining or simply enjoying some fresh air.

The open plan modern kitchen with breakfast area is thoughtfully designed, featuring ample storage, contemporary fittings, and plenty of workspace—ideal for both everyday cooking and hosting. Presented in good condition throughout, the apartment offers a comfortable and stylish environment ready for immediate occupation. Additional features include allocated parking for one car, secure video entry to the building, a lift to all floors and well-maintained communal areas, ensuring peace of mind and convenience.

This property represents a fantastic opportunity to acquire a bright, modern apartment in a highly sought-after location. Early viewing is strongly recommended to fully appreciate all it has to offer.



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# Accommodation

## Ground Floor

Communal Entrance With Lift & Stairs

## Second Floor

Entrance Hallway

Lounge / Diner

15' 9" x 14' 0" (4.80m x 4.27m)

Kitchen / Breakfast Area

10' 10" x 8' 0" (3.30m x 2.44m)

Balcony

Master Bedroom

19' 0" x 8' 11" (5.79m x 2.72m)

Ensuite Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

Bedroom Two

11' 0" x 7' 0" (3.35m x 2.13m)

Shower Room

7' 2" x 4' 0" (2.18m x 1.22m)

Allocated Parking Space

SECOND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.  
What every agent has been made to ensure this drawing of the property is a true and accurate representation of the property. The agent is not responsible for any errors or omissions in this drawing. The agent is not responsible for any errors or omissions in this drawing. The agent is not responsible for any errors or omissions in this drawing.



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## NEAREST TRAIN STATIONS

East Grinstead Station - 0.5 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.5 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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