

Guide Price

£250,000

Garnham  
**H** Bewley

113 butlers way, east grinstead



- One Double Bedroom
- Second Floor
- Kitchen/Living Room
- Bathroom
- Balcony
- Allocated Parking
- Newly Built
- Great Access for Train Station

For further information contact Garnham H Bewley:

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





## 113 butlers way, east grinstead rh19 4tq

Guide Price £250,000 to £265,000. Garnham H Bewley are pleased to present to the market this modern one bedroom apartment with balcony & parking.

Located on a desirable new development, this beautifully presented second floor one double bedroom apartment offers contemporary living within easy reach of the town centre and train station.

The accommodation comprises a light and airy open-plan kitchen/living area, enhanced by a skylight and direct access to a private balcony – perfect for relaxing or entertaining. The double bedroom, positioned to the rear of the apartment, provides a peaceful retreat, while the spacious modern bathroom is finished to a high standard.

Additional benefits include ample storage throughout and allocated parking. The development also features its own children's play park, ideal for young families or visiting guests.

Whether you're a first-time buyer, investor or looking to downsize, this stylish apartment offers a fantastic opportunity in a well-connected and family-friendly location.

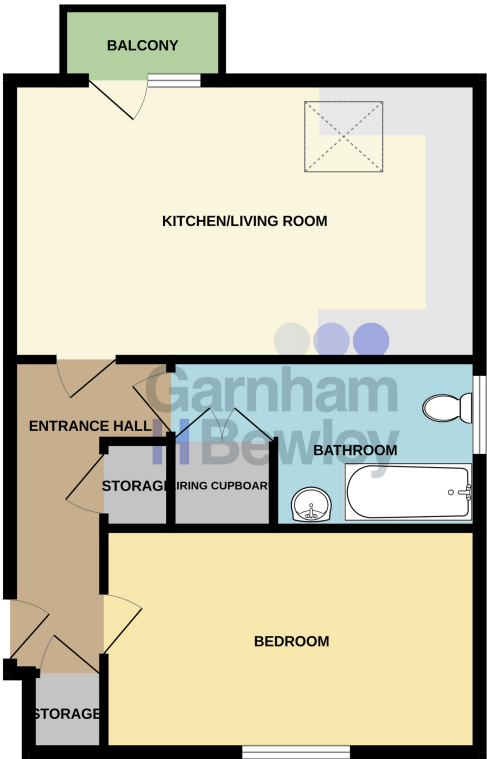
Early viewing is highly recommended



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

# Accommodation

SECOND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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.  
Made with Metropix ©2025

## Second Floor Entrance Hall

**Kitchen/Living Room**  
19' 9" x 11' 9" (6.02m x 3.58m)

## Balcony

**Bedroom**  
15' 8" x 8' 10" (4.78m x 2.69m)

**Bathroom**  
13' 5" x 7' 0" (4.09m x 2.13m)

**Outside  
Allocated Parking**



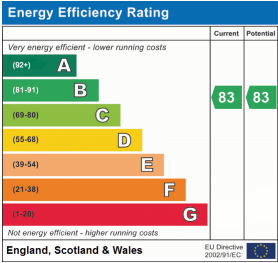
For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





Lease 999 years from 2023

Service Charge Approx £1200.00 p/a



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