

Price:

£165,000

Garnham  
H Bewley

Newlands Crescent, East Grinstead



- First Floor Flat
- One Double Bedroom
- Lounge/Diner with Juliet Balcony
- Fitted Kitchen
- Family Bathroom
- Communal Garden
- Close Proximity to East Grinstead Railway Station

For further information contact Garnham H Bewley:

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



**4, Yew Court, Newlands Crescent, East Grinstead, West Sussex RH19 1LN**

Garnham H Bewley are delighted to offer for sale this one bedroom first floor flat, ideally located within a short walk of East Grinstead's mainline railways station and its historic Tudor high street.

The accommodation consists of one double bedroom, family bathroom; fitted with panel enclosed bathtub, low-level WC and wash-hand basin, lounge/diner with Juliet balcony and fitted kitchen.

Outside the property benefits from an enclosed communal garden, mainly laid to lawn and on-street parking.

This property comes to the market with no onward chain and is a fantastic opportunity for first time buyers as well as buy-to-let investors. Viewings come highly recommended.



## First Floor Flat Lounge/Diner

15' 1" x 12' 5" (4.60m x 3.78m)

## Bedroom

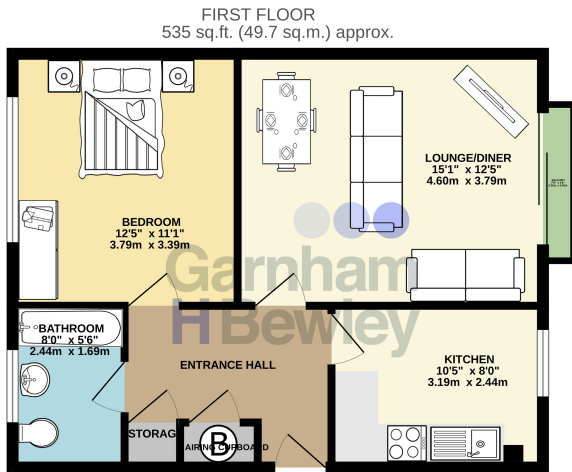
11' 1" x 12' 5" (3.38m x 3.78m)

## Kitchen

8' 0" x 10' 5" (2.44m x 3.17m)

## Bathroom

5' 6" x 8' 0" (1.68m x 2.44m)



FLAT 4 VIEW COURT - FLOORPLAN  
TOTAL FLOOR AREA: 535 sq ft. (49.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs 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 to guide any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to the accuracy of the plan.  
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**Nearest Stations:**

East Grinstead Station (0.4 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.1 miles)

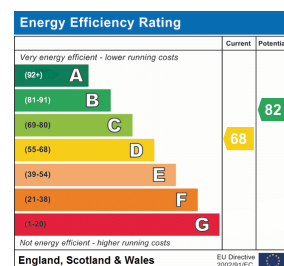
**Nearest Schools:**

St Mary's CofE Primary School - Ofsted: Good (0.1 miles)

Halsford Park Primary School - Ofsted: Good (0.2 miles)

Baldwins Hill Primary School, East Grinstead - Ofsted: Good (0.4 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.3 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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