

Price

£185,000

Garnham
H Bewley

131 St Leonards Park, East Grinstead



- First Floor Apartment
- One Double Bedroom
- Refitted Bathroom 2022
- Fitted Kitchen
- Spacious Lounge & Dining Room
- Long Lease Over 140 Years
- Communal Gardens and Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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

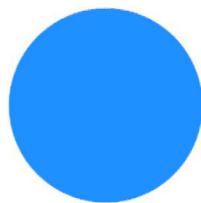


131 St Leonards Park, East Grinstead, West Sussex RH19 1EG

Garnham H Bewley are delighted to offer for sale this fabulous one bedroomed first floor apartment located within striking distance of East Grinstead mainline railway station and is offered in beautiful decorative order and has a long lease of over 140 years. The property is offered to the market with no onward chain.

The accommodation consist of an entrance hall with doors to all rooms and a door to the airing cupboard housing the water tank and a cloaks cupboard housing the electric fuse board which was replaced in 2020. The spacious lounge enjoys a southerly aspect with a window to the rear aspect providing plenty of light and enjoying an outlook over the communal grounds. There is built-in storage and plenty of room for living and dining room furniture. The kitchen is fitted in a range of wall and base level units with area of work surfaces, inset sink / drainer with mixer tap, space for oven, space for kitchen appliances and a window to the rear aspect. The bedroom is situated at the front of the property and has a built-in single wardrobe and plenty of room for bedroom furniture. The bathroom was refitted in 2022 and enjoys a panelled enclosed bath with shower over, glass shower screen, wash hand basin with mixer tap, low-level WC, part tiled walls and a heated towel rail.

The property had all the double glazing replaced in 2021 creating a wonderful property ready to move straight into. The property comes with an allocated parking space, visitor parking and communal gardens.



For further information contact Garnham H Bewley:

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

Accommodation

Entrance Hall

Lounge / Dining Room
17' 10" x 12' 10" (5.44m x 3.91m)

Kitchen
10' 0" x 7' 0" (3.05m x 2.13m)

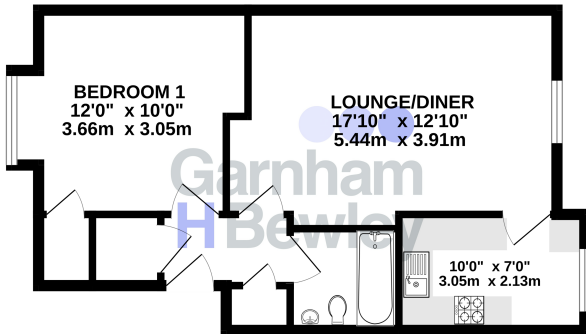
Bedroom
12' 0" x 10' 0" (3.66m x 3.05m)

Family Bathroom

Communal Gardens

Parking

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floors, walls, doors and windows have an approximate and no responsibility is taken for any error or omission in the description. The plan is for illustrative purposes only and should not be relied upon for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency save the goods.
Made with Metropop 02/23



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



NEAREST RAILWAY STATIONS

East Grinstead Station

0.2 miles

Dormans Station

2.1 miles

Lingfield Station

3.5 miles

East Grinstead
01342 410227

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