

Guide Price
£320,000

£300,000

Garnham
H Bewley

30 Elizabeth Place Queens Road, East Grinstead,



- Second Floor Apartment
- Luxury Finish Throughout
- Large Outside Terrace
- Two Double Bedrooms
- Allocated And Gated Parking
- Spacious Open Plan Living
- Close To Both Town & Train Station
- Bathroom and En-suite

For further information contact Garnham H Bewley:

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



30 Elizabeth Place Queens Road, East Grinstead RH19 1SS

Garnham H Bewley are delighted to present to the market this luxury and extremely stylish, two double bedroom second floor apartment. Located in the heart of East Grinstead, the property benefits from an outside terrace, ensuite to the master bedroom, ample storage and fitted with high end specifications throughout.

This newly built home is tastefully presented by the current owners and boasts a fantastic open plan lounge / living arrangement, modern fitted kitchen with a range of storage and integrated appliances, gas central heating and allocated/gated parking.

The property consists of a large lounge / living area located at the rear of the property. The main open plan living area is where you will find the modern fitted kitchen. Within the main lounge there are patio doors leading out to the terrace which offers a spacious outside seating area.

The kitchen has been fitted with a range of wall and base level units. Vast areas of quartz stone work surfaces, large deep square stainless sink with instant hot tap and drainer. Integrated appliances which include an integrated cooker and electric hob with extractor hood above. Also included will be the fridge/freezer, washing machine and dishwasher which are all integrated.

Off the Lounge / living area there is access to both double bedrooms and the family bathroom. The master bedroom has the advantage of large windows, built in wardrobes and a stylish, high-tech ensuite with double walk-in shower. Bedroom two which is also a double bedroom comes with ample space for free standing wardrobes and is complimented by the family bathroom which is fitted with high end specifications.

The property uniquely benefits from a large terrace which provides a spacious outside seating area and also allows access to the residents private garden. On the ground floor there is undercover allocated parking space which is provided with the apartment and is gated for added security. Along with the communal bike store the development itself also has a telephone / video entry system and a lift to all floors.

Internal viewings come highly recommended to fully appreciate this fantastic example of a two double bedroom luxury home.



For further information contact Garnham H Bewley:

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

Second Floor

Lounge / Dining Area
25' 9" x 24' 6" (7.85m x 7.47m)

Kitchen Area
12' 2" x 7' 4" (3.71m x 2.24m)

Master Bedroom
18' 2" x 9' 9" (5.54m x 2.97m)

Ensuite Bathroom
7' 3" x 6' 6" (2.21m x 1.98m)

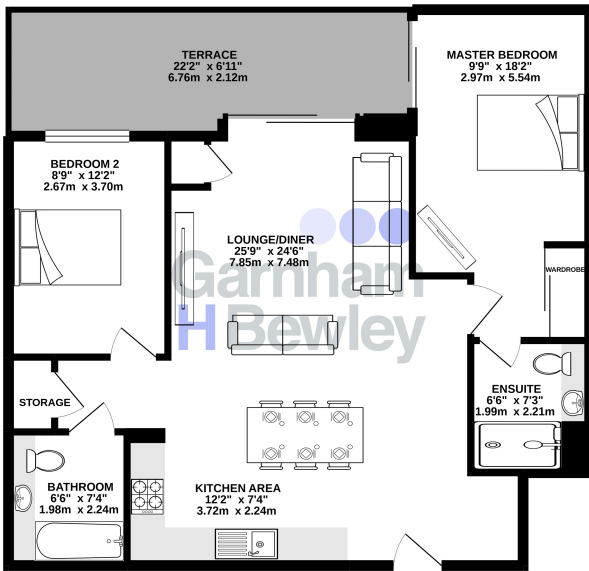
Bedroom Two
12' 2" x 8' 9" (3.71m x 2.67m)

Main Bathroom
7' 4" x 6' 6" (2.24m x 1.98m)

Outside Terrace
22' 2" x 6' 11" (6.76m x 2.11m)

Outside
Resident Garden
Allocated Parking

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency at the time.
 Made with Metropop 12/2011



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



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