

Offers in Excess of:

£300,000

Flat 12 Elizabeth Place 52 Queens Road, East Grinstead, RH9 8JL



- Stunning Second Floor Apartment
- Two Large Double Bedrooms
- Contemporary Open-Plan Kitchen / Living Space
- Luxurious Bathroom
- Balcony & Sun Terrace
- Allocated & Gated Parking
- Convenient Town Centre Location
- Remaining NHBC Warranty and 992 Year Lease

For further information contact Garnham H Bewley:

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



Flat 12 Elizabeth Place 52 Queens Road, East Grinstead, West Sussex, RH19

Garnham H Bewley are delighted to present this luxury and exceptionally stylish two double bedroom second-floor apartment, ideally positioned in the heart of East Grinstead. Finished to a high specification throughout, the property benefits from a spacious sun terrace, a private balcony to the principal bedroom, ample storage, and secure allocated parking.

This newly built home is beautifully presented by the current owners and offers a superb open-plan kitchen and living space, designed to maximise light and functionality. The modern fitted kitchen features an extensive range of wall and base units, quartz stone work surfaces, a deep stainless-steel sink with instant hot water tap, and a full suite of integrated appliances including an oven, electric hob with extractor, fridge/freezer, washing machine, and dishwasher. The kitchen flows seamlessly into the main living area, creating an ideal space for both relaxing and entertaining.

The open-plan living space is generously proportioned and enjoys direct access via patio doors to the impressive sun terrace. This fantastic outdoor area provides ample room for seating and entertaining, offering an excellent extension of the living accommodation.

The apartment offers two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and access to a private balcony, while the second bedroom comfortably accommodates freestanding furniture. Both bedrooms are served by a stylish family bathroom finished to a high standard.

Further benefits include gas central heating, a lift to all floors, a telephone and video entry system, communal bike storage, and an undercover gated allocated parking space. Internal viewings are highly recommended to fully appreciate the quality, space, and prime location this exceptional apartment has to offer.



Welcome
Home



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LUXURY SECOND FLOOR
APARTMENT
653 sq.ft. (60.6 sq.m.) approx.



Accommodation



**Luxury Second Floor Apartment:
Open-Plan Kitchen / Living Space:**
20' 3" x 19' 8" (6.17m x 5.99m)

Master Bedroom:
11' 10" x 10' 0" (3.61m x 3.05m)

Bedroom Two:
11' 9" x 10' 2" (3.58m x 3.10m)

Bathroom:
7' 3" x 6' 7" (2.21m x 2.01m)

**Outside:
Balcony:**
9' 4" x 4' 3" (2.84m x 1.30m)

Sun Terrace:
21' 9" x 11' 1" (6.63m x 3.38m)

12 ELIZABETH PLACE - FLOORPLAN

TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx.

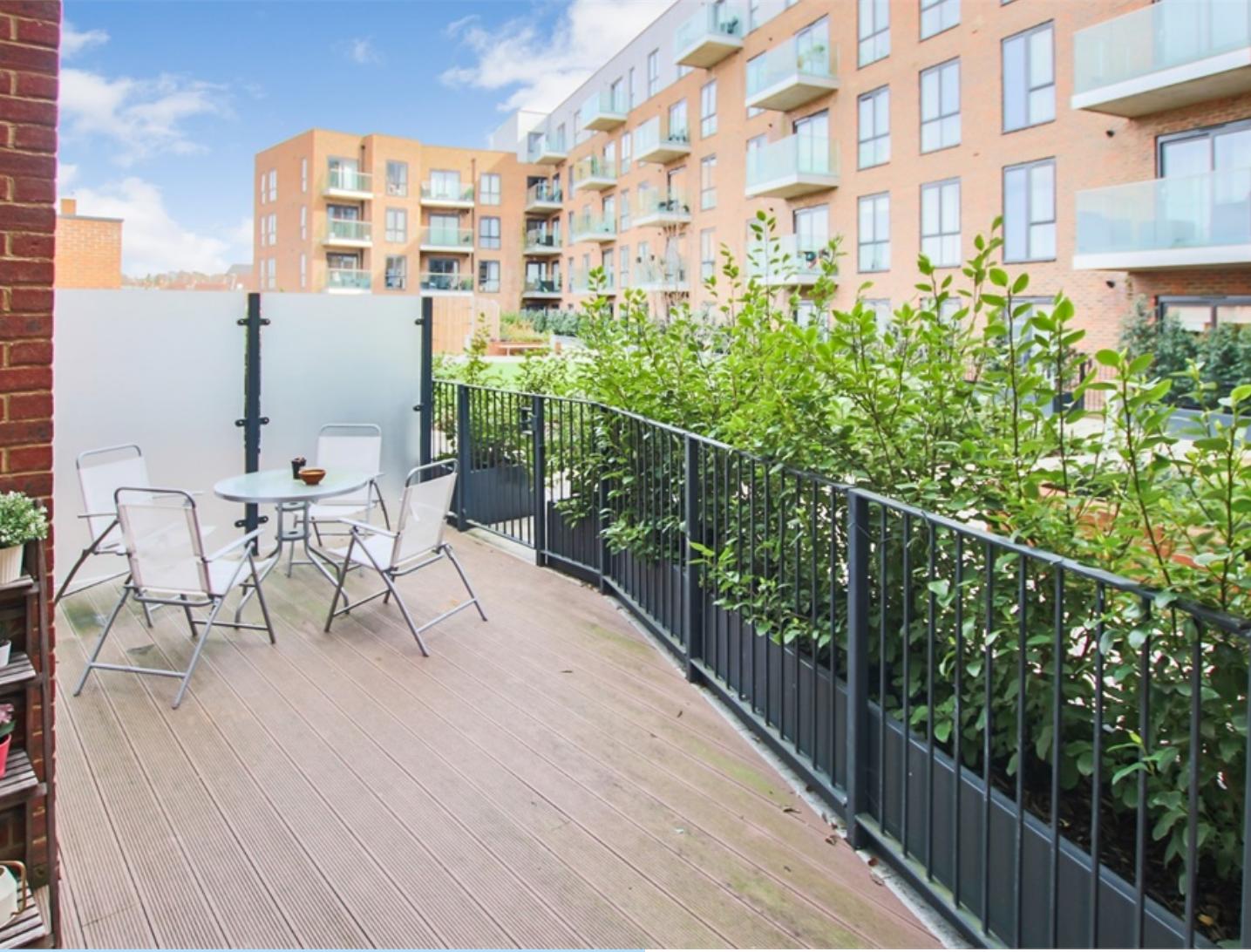
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.5 miles)

Nearest Schools:

Estcots Primary School (0.5 miles)

The Meads Primary School (0.5 miles)

Sackville School (0.6 miles)

St Mary's CofE Primary School (0.7 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2020/91/EC

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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