

Price

£335,000

Garnham
H Bewley

Flat 105 52 Queens Road, East Grinstead,



- Stunning Top Floor Apartment
- Two Double Bedrooms
- Kitchen/Living Room
- En-suite and Bathroom
- Balcony with Stunning Views
- Communal Gardens
- Allocated And Gated Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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



Flat 105 Elizabeth Place, 52 Queens Road, East Grinstead, West Sussex RH19

Garnham H Bewley are delighted to present to the market this luxury and extremely stylish, two double bedroom top floor apartment offering stunning scenic views. Located in the heart of East Grinstead, the property benefits from balcony, en-suite 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, HarveyArc water softener that prevents from limescale, 3 stage water filter, wood flooring 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 balcony which offers an 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 induction hob with extractor hood above. Also included will be the fridge/freezer, washing machine, dishwasher which are all integrated and there is the potential the property could be sold with furniture.

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 en-suite 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 balcony which provides a great outside seating area and also there is communal gardens provided for the residents. 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.

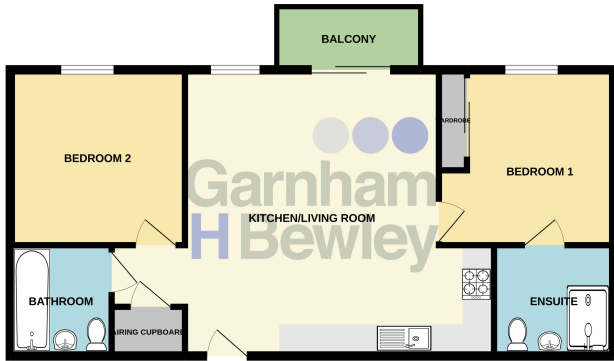


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Accommodation

SIXTH FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
While 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 fixtures, fittings and appliances shown have not been tested and no guarantee is made as to their operation or efficiency upon the ground.
Made with Metropac 02022

Top Floor
Kitchen/Living Room
19' 0" x 18' 0" (5.79m x 5.49m)

Main Bedroom
11' 0" x 11' 0" (3.35m x 3.35m)

En-suite
7' 0" x 6' 0" (2.13m x 1.83m)

Bedroom 2
11' 0" x 11' 0" (3.35m x 3.35m)

Family Bathroom
7' 0" x 6' 0" (2.13m x 1.83m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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 2002/91/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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