

£240,000

Garnham  
H Bewley

Flat 7 Cantelupe House Cantelupe Road, East Grinstead



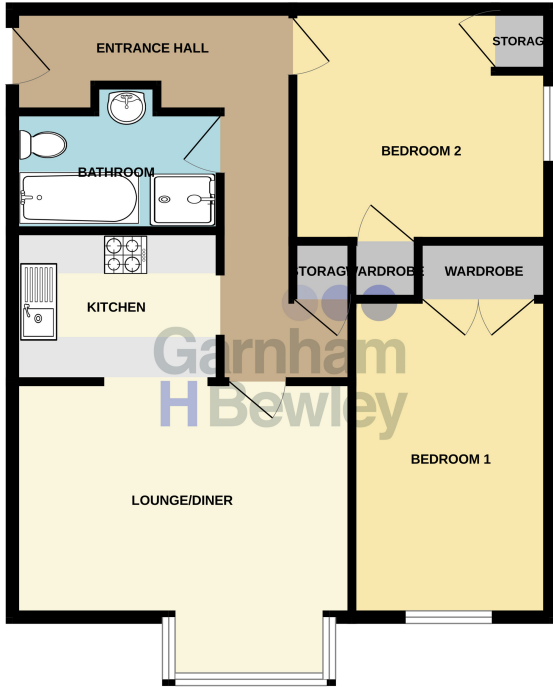
- Top Floor Flat
- Two Double Bedrooms
- Lounge with Bay Window
- Kitchen
- Bathroom
- Garage En-bloc
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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

# Accommodation

SECOND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



## Second Floor Entrance Hall

### Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)

### Lounge

15' 0" x 14' 2" (4.57m x 4.32m)

### Main Bedroom

14' 5" x 8' 9" (4.39m x 2.67m)

### Bedroom 2

11' 9" x 10' 3" (3.58m x 3.12m)

### Bathroom

9' 2" x 5' 3" (2.79m x 1.60m)

### Outside Garage En-bloc

TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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## Flat 7 Cantelupe House Cantelupe House, Cantelupe Road, East Grinstead, West

Garnham H Bewley are pleased to present to the market this two double bedroom top floor flat ideally situated within the heart of East Grinstead town centre. The property has been tastefully modernised to create a light and stylish living space and the accommodation boasts lounge/dining room, kitchen open to the lounge, two double bedrooms both with built in wardrobes, bathroom and garage en-bloc. The property is offered to the market with no onwads chain and internal viewings come highly recommended to fully appreciate this great example of a two double bedroom flat.

The accommodation consists of front door into entrance hall with doors leading to all principal rooms. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, gas hob with extractor hood above, space for fridge/freezer and washing machine. The lounge is set to the front aspect with bay window. The main bedroom overlooks the front aspect with built in wardrobe also housing the boiler. The second bedroom overlooks the side aspect with built in wardrobe and storage cupboard. The bathroom has been fitted with a panel enclosed bath with mixer taps, shower cubicle, wash hand basin, low level W.C. and heated towel rail.

Outside there is the garage en-bloc and useful additional storage cupboard.

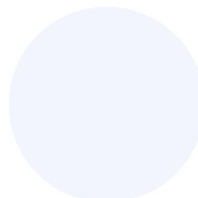
buildings insurance to 13/01/24 £205.49

service charge to 25/03/2023 £350.00

Ground Rent £0

lease 135 years to 2159

Council Tax B £1759.41



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**East Grinstead**  
**01342 410227**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	79
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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