

Price:

£162,500

Flat 15 Southwick House, 227 London Road, East Grinstead,



- Studio Apartment
- Top Floor
- Fitted Kitchen & Bathroom
- Allocated Parking Space
- Share of Freehold
- Close Proximity to East Grinstead Train Station
- Communal Gardens

For further information contact Garnham H Bewley:

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





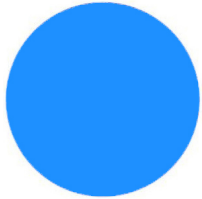
**Flat 15 Southwick House, 227 London Road, East Grinstead,, West Sussex, RH19 1PU**

Garnham H Bewley are delighted to offer for sale this second floor studio apartment which is conveniently located within a close proximity to both East Grinstead's historic Tudor high street and mainline railway station. This is, in our opinion an excellent first time buy and equally a fantastic buy-to-let investment opportunity. This property benefits from a share of the freehold and comes to the market with no onward chain.

The accommodation itself consists of a large studio area, set out as a bedroom / living space, separate kitchen & bathroom and a large airing cupboard in the entrance hall.

The kitchen has been fitted with a comprehensive range of base and wall level units, sink with drainer (below the window), electric oven and hob with extractor above. There is additional space for a washing machine and freestanding, up-right fridge/freezer. The living space / bedroom is large and versatile and sits at the front of the property. There are windows right across the front (southerly) aspect, which let in an abundance of natural light. There is also a fitted wardrobe in the bedroom space. The bathroom comes fitted with a panel-enclosed bath (with shower above), low-level WC and wash-hand basin.

Outside, the property benefits from an allocated parking space for one vehicle, and the development offers additional visitor parking bays. There are also communal gardens for the residents to use at Southwick House.



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# Accommodation

## Second Floor Studio Apartment: Bedroom / Living Space:

15' 10" x 14' 7" (4.83m x 4.45m)

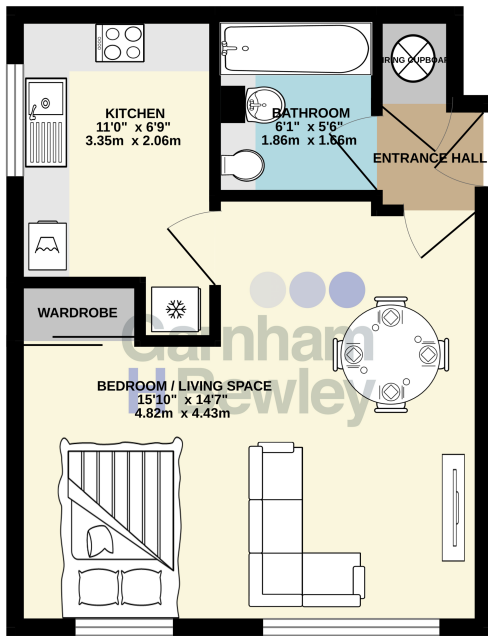
### Kitchen:

11' 0" x 6' 9" (3.35m x 2.06m)

### Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

SECOND FLOOR APARTMENT  
322 sq.ft. (29.9 sq.m.) approx.



15 SOUTHWICK HOUSE - FLOORPLAN

TOTAL FLOOR AREA : 322 sq.ft. (29.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Railway Stations:**

East Grinstead Station (0.5 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.0 miles)

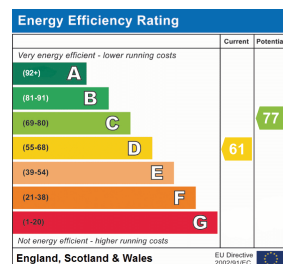
**Nearest Schools:**

St Mary's CofE Primary School - Ofsted: Good (0.1 miles)

Halsford Park Primary School - Ofsted: Good (0.2 miles)

Baldwins Hill Primary School - Ofsted: Good (0.3 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.4 miles)



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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