

£225,000

Price

Garnham
H Bewley

Apartment 3, 234 London Road, East Grinstead



- Ground Floor Apartment
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Bathroom
- Communal Garden
- Allocated Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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

Accommodation

Ground Floor Entrance Hall

Kitchen

8' 5" x 7' 8" (2.57m x 2.34m)

Lounge/Dining Room

17' 0" x 10' 11" (5.18m x 3.33m)

Bedroom

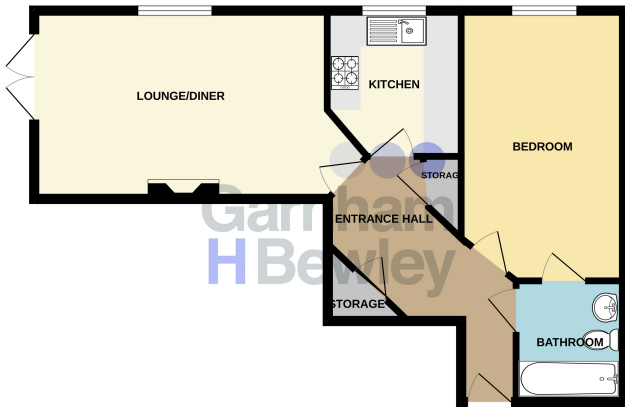
Bathroom

7' 0" x 6' 3" (2.13m x 1.91m)

Outside Communal Garden

Allocated Parking

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
When every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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.
Made with floorplan 2022



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Apartment 3, 234 Beech Court, London Road, East Grinstead, West Sussex

Garnham H Bewley are pleased to present to the market this one double bedroom ground floor apartment situated within a highly popular development of East Grinstead boasting a share of the freehold and access directly onto the communal garden. The accommodation currently boasts entrance hall with two storage cupboards, kitchen, lounge/dining room, double bedroom, family bathroom with access from the main bedroom and entrance hall. Outside there is use of the communal gardens and allocated parking. Internal viewings come highly recommended to fully appreciate this great example of one bedroom ground floor apartment.

The ground floor consists of front door into communal entrance hall with access to the front door to the apartment which leads into the entrance hall with access to two storage cupboards. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, fridge/freezer, space for dishwasher, washing machine and window to the side aspect. The lounge/dining room has a feature fireplace, window to the side aspect and French doors leading to the communal garden. The main bedroom has a window to the side aspect and door leading into the bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C. and radiator.

Outside there is the communal garden and allocated parking.



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East Grinstead
01342 410227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	76
		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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