

Price

£169,950

Garnham  
H Bewley

109 St Leonards Park, East Grinstead



- Studio Apartment
- First Floor
- Refitted Bathroom
- Lounge Area
- Bedroom Area
- Redecorated Throughout
- New Flooring Throughout
- No Onward Chain

For further information contact Garnham H Bewley:

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





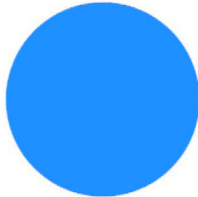
## 109 St Leonards Park, East Grinstead, West Sussex RH19 1EG

This beautifully refurbished apartment is ideally situated in the centre of East Grinstead, just a few hundred yards from the mainline railway station with direct links to London terminals. Offered with no onward chain, the property has been thoughtfully updated throughout, including a brand new kitchen, bathroom, flooring, heating, and stylish décor.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living room, featuring a contemporary electric fireplace and a large front-facing window that fills the space with natural light. The kitchen has been newly fitted with a sleek range of units, coordinating work surfaces, an integrated washing machine, space for a fridge/freezer, inset sink with mixer tap, and part-tiled walls. A rear-facing window provides pleasant views over the communal gardens.

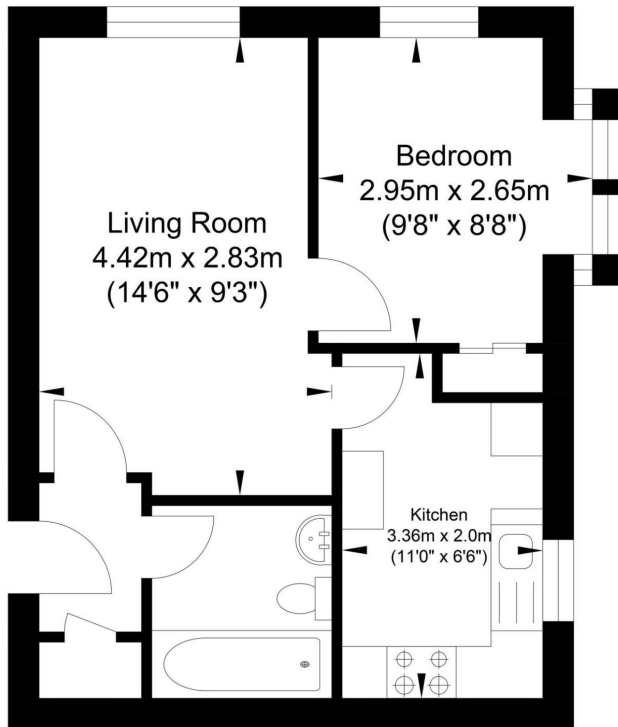
The stunning bathroom is finished to a high standard, featuring a modern suite with a bath and overhead shower, vanity-style wash hand basin with built-in storage, and a low-level WC, complemented by stylish tiling throughout.

The bedroom area offers built-in wardrobes and enjoys double-aspect windows, enhancing the natural light and sense of space. Additional benefits include a long lease, allocated parking, and access to well-maintained communal gardens.



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## St Leonards Park



Approximate Floor Area  
341.10 sq ft  
(31.69 sq m)

Approximate Gross Internal Area = 31.69 sq m / 341.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

### Entrance Hall

### Lounge

14' 6" x 9' 3" (4.42m x 2.82m)

### Kitchen

11' 0" x 6' 6" (3.35m x 1.98m)

### Bedroom Area

9' 8" x 8' 8" (2.95m x 2.64m)

### Bathroom



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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.1 miles

Dormans Station

2.1 miles

Lingfield Station

3.5 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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