

Offers in Excess of:

£160,000

Garnham
H Bewley

17b Station Road, East Grinstead



- One Bedroom Flat
- Share Of Freehold
- Good Decorative Order
- Spacious Lounge
- Fitted Kitchen
- Close To Railway Station
- Close To Town
- No Chain

For further information contact Garnham H Bewley:

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

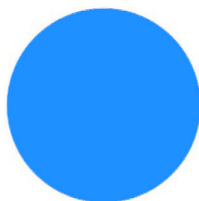


17b Station Road, East Grinstead, West Sussex RH19 1DJ

Garnham H Bewley are delighted to present to the market this one double bedroom first floor flat. Located just minutes from the main line train station and town centre, this property boasts a double bedroom, separate lounge, modern kitchen, modern bathroom and ample storage.

The ground floor comprises a welcoming entrance hallway with stairs leading to the first floor. The first floor entrance hallway is a good size and benefits from two large storage cupboards and access to all rooms. The main lounge living area is a good size and is located towards the front of the property with a bay window allowing plenty of light. The Kitchen is also located towards the front of the property and is fitted with a range of wall and base level units, creating a generous amount of storage and also providing space for a selection of appliances. The master bedroom which provides space for a selection of bedroom style furniture has a large window facing a side aspect.

Overall the property is presented to the market in good condition and is ideally located just minutes from the mainline train station and Town centre. The property is also offered to the market with no onward chain.



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Accommodation

Ground Floor

Entrance Hallway

First Floor

Lounge

15' 5" x 12' 3" (4.70m x 3.73m)

Kitchen

12' 1" x 6' 11" (3.68m x 2.11m)

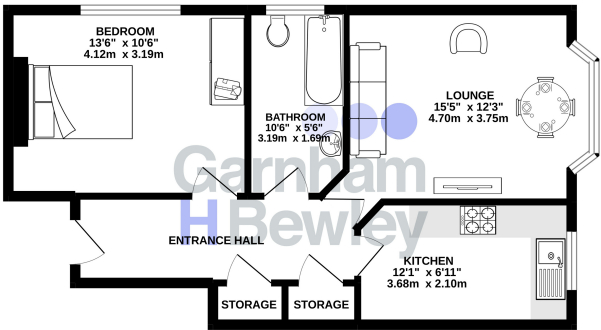
Bedroom

13' 6" x 10' 6" (4.11m x 3.20m)

Bathroom

10' 6" x 5' 6" (3.20m x 1.68m)

FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The nature, extent and appearance of the above are not to be taken as a guarantee as to their quantity or efficiency can be given.
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Nearest stations:

Train Station East Grinstead (0.1 miles)

Dormans (2.0 miles)

Lingfield (3.3 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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