Price:

£240,000

Garnham H Bewley

Flat 108 Elizabeth Place 52 Queens Road, East Grinstead,





- Luxury Top Floor Apartment
- Large Double Bedroom with Fitted Wardrobes
- Stunning Open-Plan Kitchen & Living Space
- Tastefully Finished Bathroom
- Large, Private Roof Terrace
- Secure, Undercroft Allocated Parking
- Convenient Town Centre Location
- Remaining NHBC Warranty and a 992 Year Lease

For further information contact Garnham H Bewley:
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Flat 108 Elizabeth Place 52 Queens Road, East Grinstead, West Sussex RH19

Stunning One-Bedroom Top-Floor Apartment with large private roof terrace and undercroft allocated parking.

Offered to the market is this exceptional top-floor apartment, built in 2020 by renowned developers Weston Homes and ideally positioned in the heart of East Grinstead town centre. Just moments from shops, restaurants and the mainline station, this beautifully presented home benefits from the remainder of the NHBC warranty and an impressive 992 years remaining on the lease.

A welcoming hallway provides access to all principal rooms and includes a built-in storage cupboard, with the gas combi boiler neatly housed within an adjacent cupboard. The bright and spacious open-plan kitchen, living and dining room offers excellent versatility for modern living and entertaining. The contemporary kitchen is fitted to a high specification with integrated appliances including a fridge/freezer, dishwasher, washing machine, induction hob, electric oven, stainless steel sink with drainer, and instant boiling water tap.

Full-height sliding doors open onto a standout feature of the property – an exceptional private balcony extending approximately 34 feet along the apartment. This impressive space provides ample room for seating and dining while enjoying far-reaching views across East Grinstead, ideal for both relaxing mornings and evening entertaining.

The spacious double bedroom offers a peaceful retreat with bespoke floor-to-ceiling fitted wardrobes and direct access to the balcony, further enhancing the sense of light and outlook. A stylish shower room completes the accommodation, finished to a high standard with a large walk-in shower, hand basin and WC. Further benefits include an allocated parking space in a secure gated lower ground floor car park, secure cycle storage, and access to a beautifully maintained communal roof garden. Elizabeth Place also offers a secure video entry system and two lifts serving all floors.

Combining contemporary design, exceptional outdoor space and a prime town centre location, this superb apartment is ideal for first-time buyers, professionals, downsizers or investors seeking a high-quality home in East Grinstead.

Welcome Home

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Accommodation

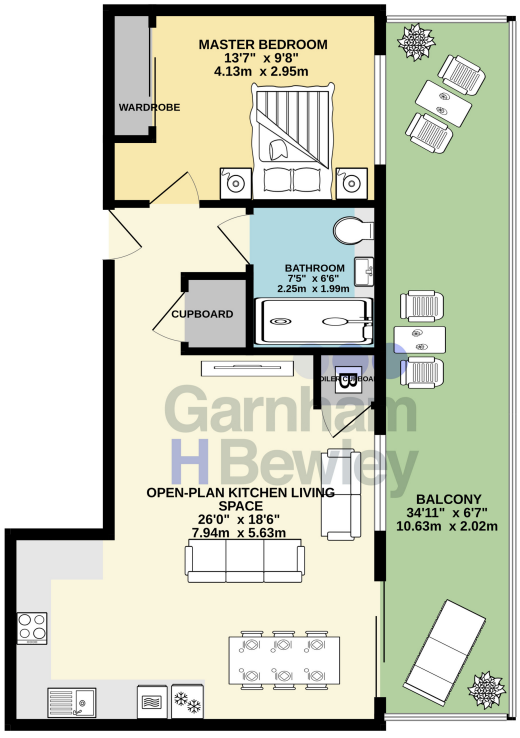
Top Floor Apartment:
Open-Plan Kitchen / Living Space
26' 0" x 18' 6" (7.92m x 5.64m)

Master Bedroom:
13' 7" x 9' 8" (4.14m x 2.95m)

Bathroom:
7' 5" x 6' 6" (2.26m x 1.98m)

Outside:
Balcony / Roof Terrace
34' 11" x 6' 7" (10.64m x 2.01m)

TOP FLOOR APARTMENT
531 sq.ft. (49.4 sq.m.) approx.



108 ELIZABETH PLACE - FLOORPLAN

TOTAL FLOOR AREA : 531 sq.ft. (49.4 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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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.5 miles)

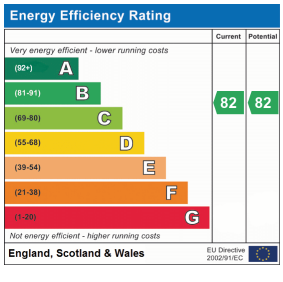
Nearest Schools:

Estcots Primary School (0.5 miles)

The Meads Primary School (0.5 miles)

Sackville School (0.6 miles)

St Mary's CofE Primary School (0.7 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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