



£325,000 to £335,000 Guide Price

Elizabeth Place, 52 Queens Road, RH19

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mayhews



An exceptional modern apartment situated in the heart of East Grinstead with private terrace and separate balcony.

Property description

Offered for sale on a guide price of £325,000 – £335,000. Mayhew Estates are delighted to offer for sale this exceptional third floor modern apartment that is situated in the heart of East Grinstead town within striking distance of the train station. In our opinion this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the properties overall finish as well as the outstanding private terrace. The development is accessed via a video entry system opening to a communal entrance hall where there are stairs and a lift rising to the third floor where the properties entrance is located.

Entering the apartment, you are immediately met by a spacious entrance hall where there is a large storage cupboard and access leading directly into the open plan lounge/diner/kitchen which is a real highlight to this property. This room is beautifully presented, enjoys a dual aspect and provides access directly on to the apartment's own private terrace. The tasteful kitchen benefits from a range of eye and base level units, work surface space, integrated oven, hob, fridge freezer, dishwasher and washer dryer. The master bedroom is a generous double and benefits from built in wardrobes and its own ensuite shower facility. Bedroom two is also a generous double with built in wardrobes and has the unusual feature of its own private balcony accessed via patio sliding doors. There is also a modern bathroom.

Outside

The property includes a balcony and private terrace. There is a communal garden area with seating, artificial lawn areas and raised shrub borders. The property has one undercover parking space that is accessed via electric gate with the car park benefitting from CCTV.

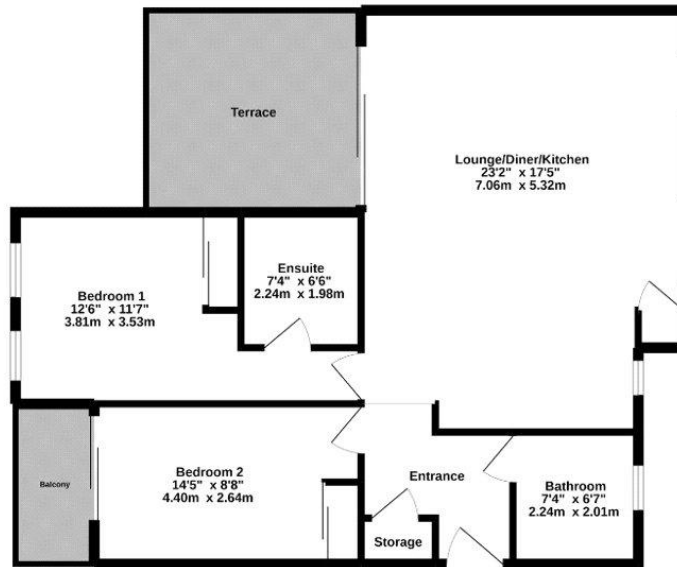
EPC = B

Key features

- Top floor (Third floor) modern apartment
- Two double bedrooms
- Family bathroom and ensuite shower room
- Large open plan lounge/diner/kitchen
- Fabulous Private terrace & separate balcony
- Underground allocated parking space
- Central town location

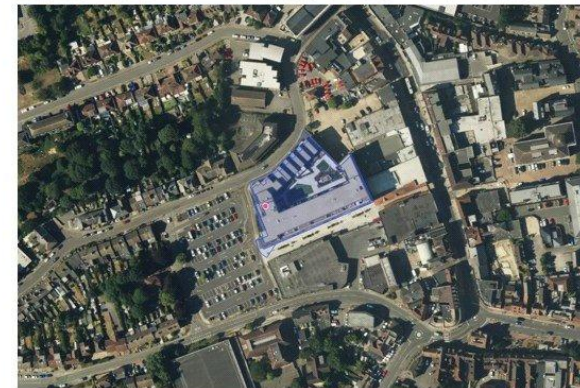


Ground floor
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.

We do not warrant that this plan has been made to ensure the accuracy of the description contained herein, measurements of which, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, facilities and appliances shown have not been tested and no guarantee as to their operability or availability can be given. (Issue with electronic copy)



IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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