



# NEWACRE HOUSE

1 BEDROOM APARTMENTS

East Grinstead | West Sussex

Contemporary 1 bedroom apartments offering modern living with access to a residents private gym and extensive co-working space.

**The apartments are ideally suited for first time buyers or a buy to let investment opportunity.**





 EAST GRINSTEAD  
STATION

SAINSBURY'S  
SUPERSTORE

  
NEWACRE  
HOUSE

Newacre House is located 5 minutes walk of mainline rail, Sainsbury's Superstore & local shopping.

East Grinstead is the capital of the High Weald Area of Natural Beauty, it is also a bustling market town where mediaeval meets modern - with an historic High Street lined with a plethora of coffee shops, cafes, restaurants and independents.

### Getting around:



- East Grinstead Station **5 mins**
- Sainsbury's Superstore **5 mins**
- Town Centre High Street & Conservation Area **14 mins**



- London Victoria **58 mins**



- M23 (Junction 10) **17 mins**
- M25 (Junction 6) **20 mins**
- Forest Way Country Park **20 mins**
- Gatwick (South Terminal) **23 mins**





Much of East Grinstead town centre is a conservation area rich in architectural heritage - the High Street itself has one of the longest continuous stretches of 14th Century timber-framed buildings in England.



Workspace  
that  
works for you.



Residents at Newacre House are  
2 minutes walk from the extensive  
co-working space located in the  
adjacent building.



Resident's co-working space



Newacre House fitness suite



Pop to the gym whenever it suits.



The fully equipped gym is yours to use whenever you choose - workout at a pace that suits and enjoy your own fitness regime.



Step into  
stylish  
living space.



Fully furnished interiors

All interiors shown are of a Block D show apartment or Block D interior with computer generated furniture superimposed. Furniture shown may not be representative of actual furniture supplied and fitted with apartment purchased.



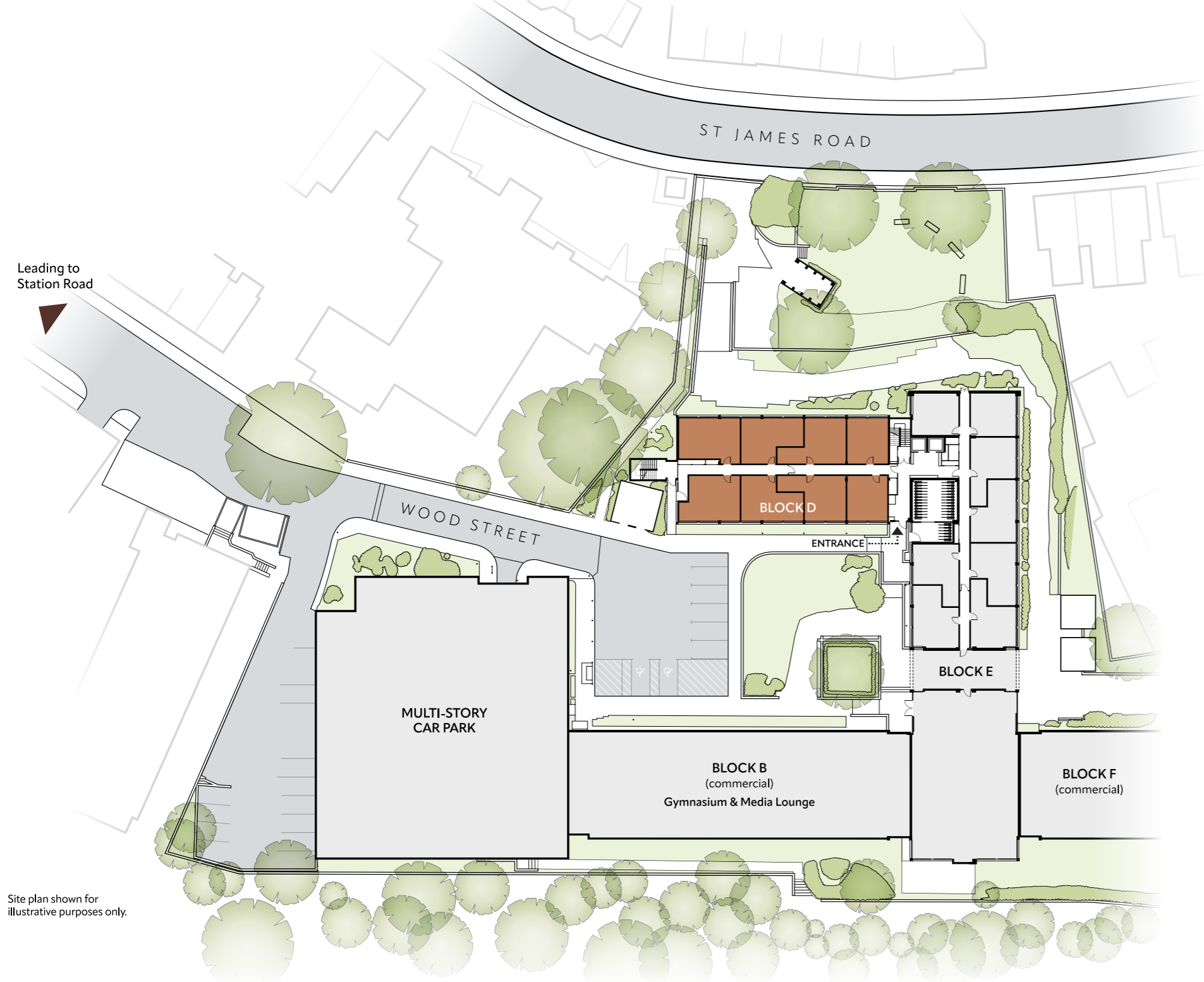


Each apartment offers well proportioned living space with an array of sleek yet highly functional finishes and fittings

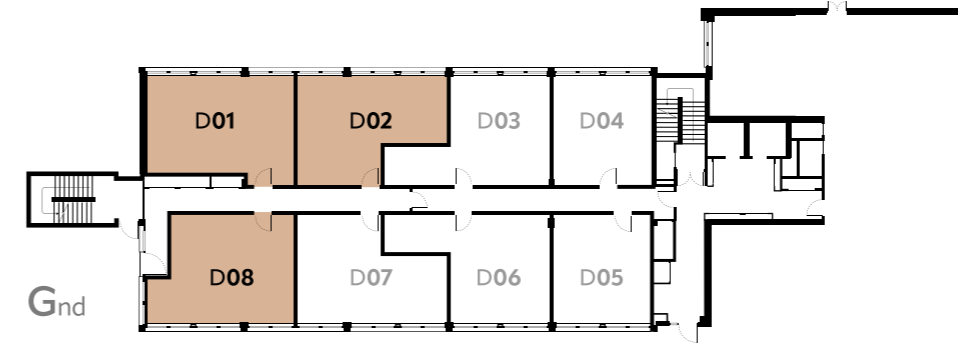
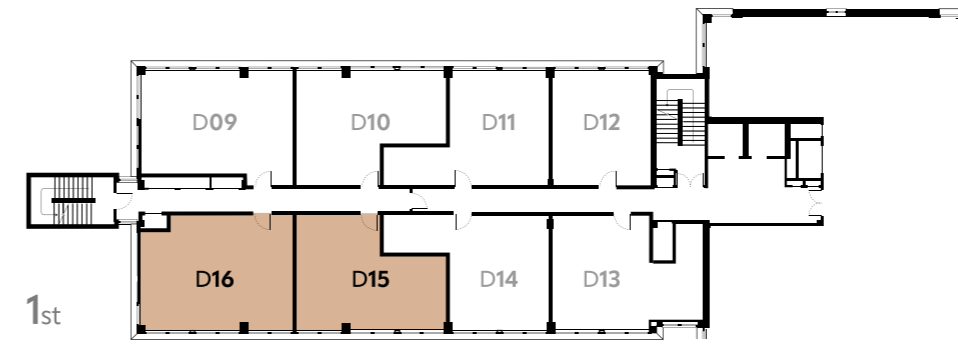
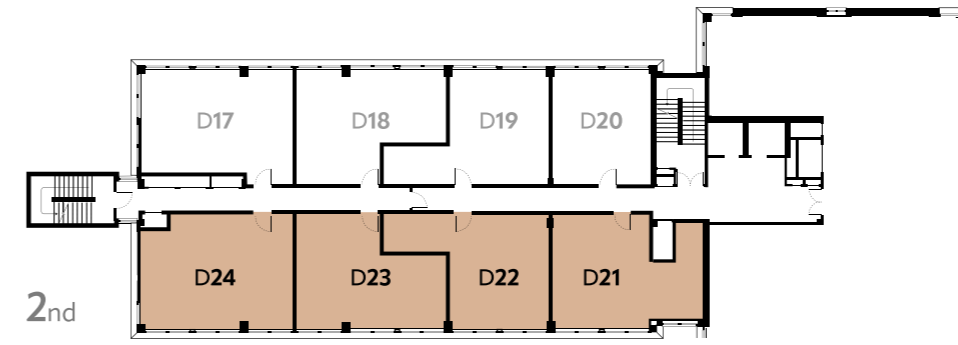




Each apartment bedroom has a built in part mirrored sliding door wardrobe.



Site plan shown for illustrative purposes only.

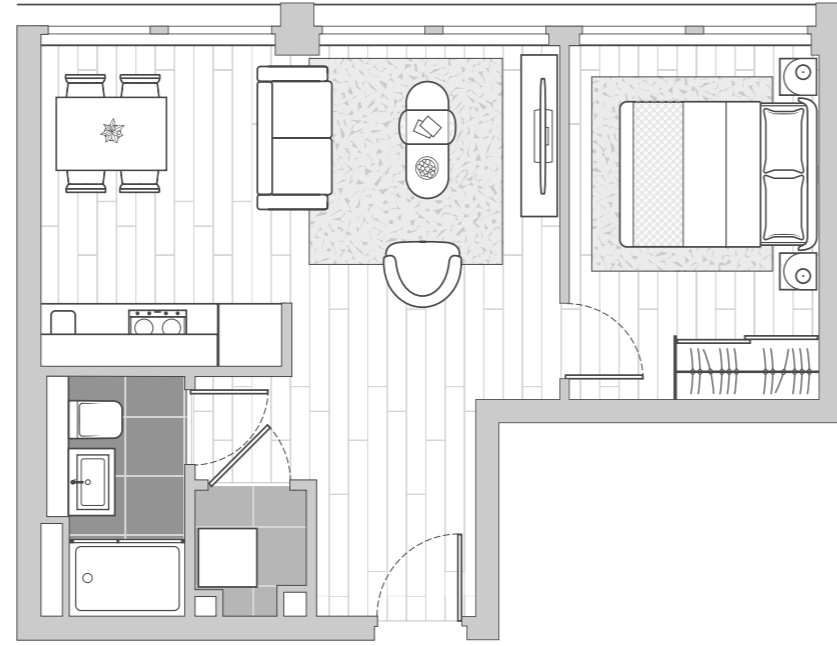


# Block Overview



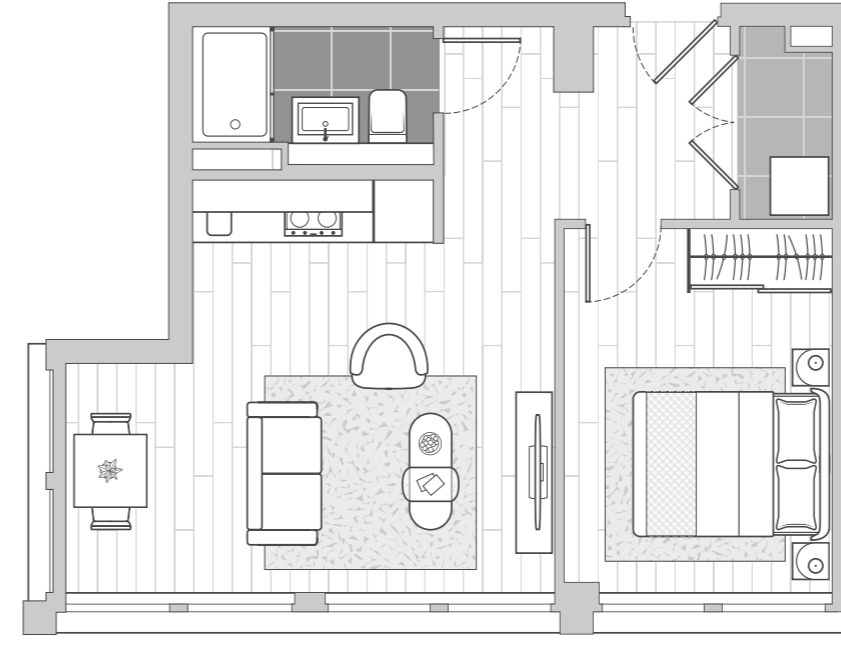
**D01**

Total Area: 42.8 sq.m 461 sq.ft



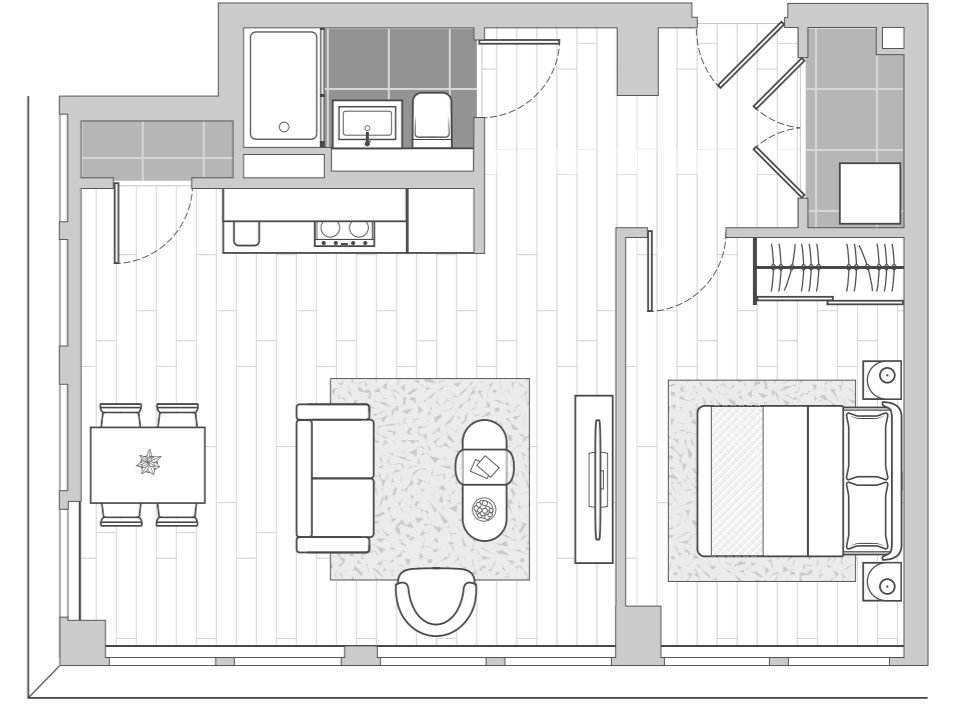
**D02**

Total Area: 39.3 sq.m 423 sq.ft



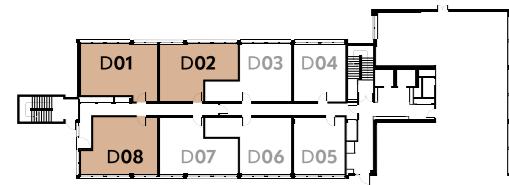
**D08**

Total Area: 41.5 sq.m 446 sq.ft

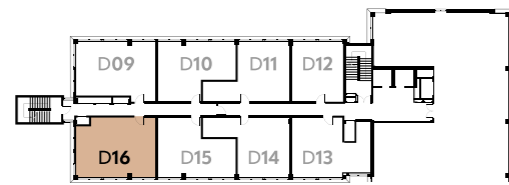


**D16 D24**

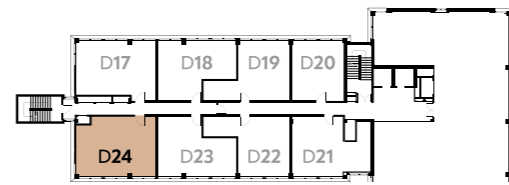
Total Area: 48.7 sq.m 524 sq.ft



Gnd



1st



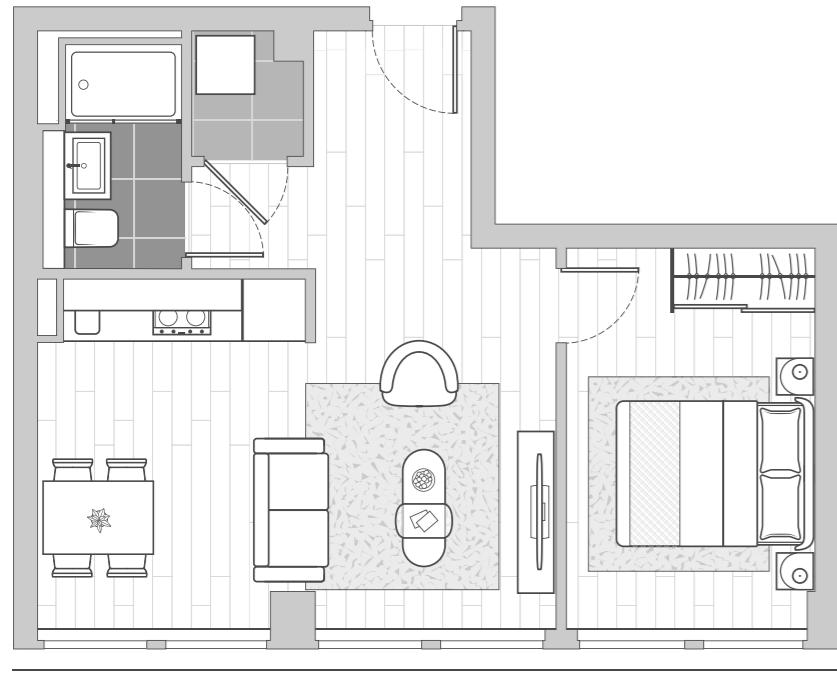
2nd

Levels 3 & 4 not shown.

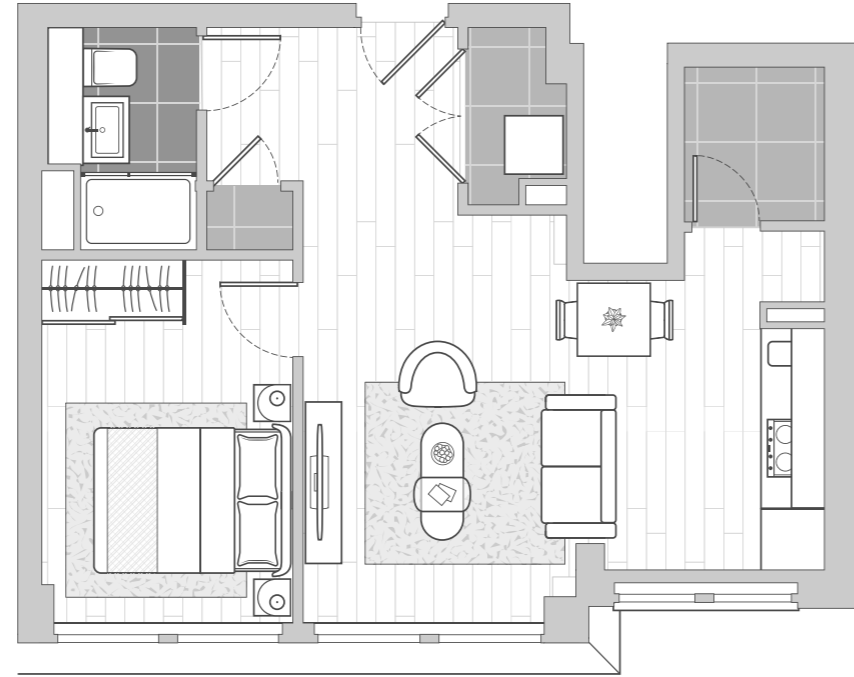


# 1 Bedroom Apartments

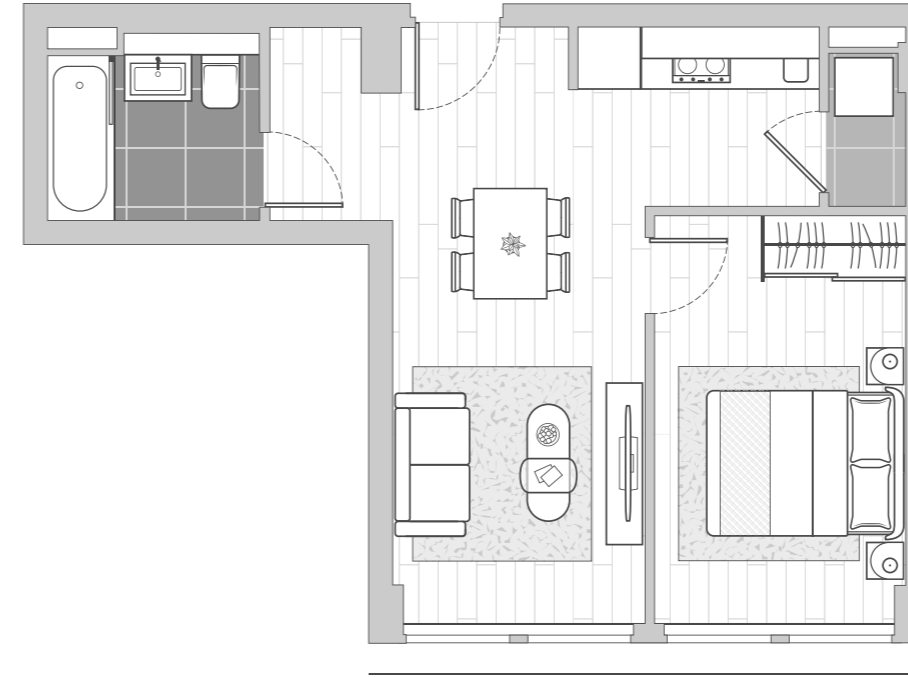




**D15 D23 D31 D39**  
Total Area: 41.5 sq.m 446 sq.ft



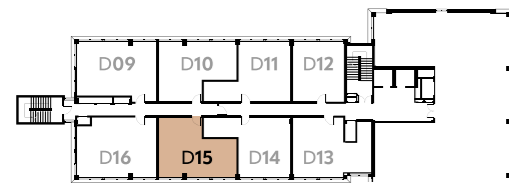
**D21 D29 D37**  
Total Area: 42.8 sq.m 461 sq.ft



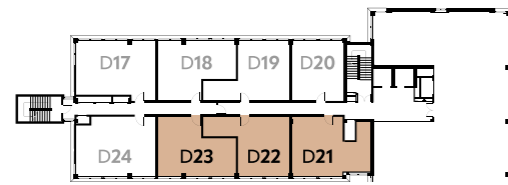
**D22 D30**  
Total Area: 39.5 sq.m 426 sq.ft



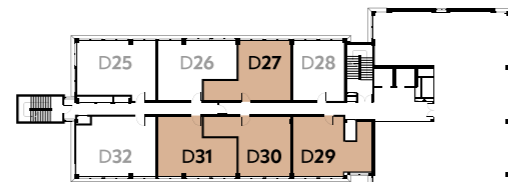
**D27**  
Total Area: 39.7 sq.m 427 sq.ft



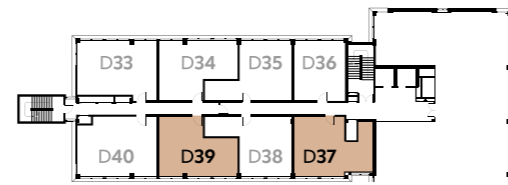
1st



2nd



3rd



4th



## 1 Bedroom Apartments



## General

- Walls and ceilings in brilliant white matt finish.
- Door linings, skirting and architraves in white satin finish.
- Oak plank style click flooring throughout living, hall, kitchen and bedroom areas.
- Ladder style internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed stainless steel switch and socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial and satellite TV, FM, DAB radio to living area and bedroom/area.
- Telephone sockets to living area.
- Living area socket Sky Q, BT fibre and hyperoptic enabled.
- USB charging sockets to kitchen, living and bedroom areas.
- Thermostatically controlled electric heating via flat panel radiators.
- Video entryphone system to each apartment.

## Services Cupboard

- Large format 600 x 600 grey porcelain floor tiling.
- Freestanding washer/dryer.

## Kitchen

- Designer kitchen with light oak wood veneer base units and white lacquered wall units, all with concealed handles.
- Contemporary black laminate style worktops.
- Grey glass splashback to underside of wall units.
- LED underlighting to wall units.
- Stainless steel single bowl undermounted sink with square profile chrome single lever tap.
- Stainless steel integrated appliances to include:
  - Single low level Electric oven
  - Microwave (in wall unit)
  - Four ring ceramic hob
  - Re-circulating cooker hood
  - Full height fridge/freezer
  - Slimline dishwasher

## Bedroom

- Built-in wardrobe with mirrored, lacquered gloss white sliding doors and walnut internal shelf and drawers.

## Bath/Shower Room

- Large format 600 x 300 Urban Bianco (beige) tiles to walls with feature/vanity wall in Urban Nero (black) tiling.
- Large format 600 x 600 Urban Nero (black) floor tiles.
- Light oak timber veneer vanity double drawer unit with white under counter top sink.

- Grey recon stone vanity top with wall hung circular back lit 'halo' mirror above.
- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer divert with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass frameless bath screen or shower enclosure as applicable.
- Thermostatically controlled and pressurised hot and cold water.

## Fire Safety

- Heat/smoke detectors to principal living area and service cupboard of each apartment.
- Fire sprinkler system to each apartment.

## Communal Areas

- Fully tiled and interior designed entrance foyer and lift lobby.
- Carpeted stairs and common corridors.
- Low energy wall lighting.
- Secure cycle store to block D.
- Access to adjacent multi-storey car park.





# NEWACRE HOUSE

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