

STONE



Lesbourne Road RH2

£265,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



There is a certain romance in stepping into a building with a story, and Linden Court carries its history with quiet pride. Originally built in 1931 as the headquarters for the East Surrey Traction Company, the building has watched generations come and go, its red-brick façade and Arts and Crafts detailing holding fast to an earlier era of craftsmanship and charm.

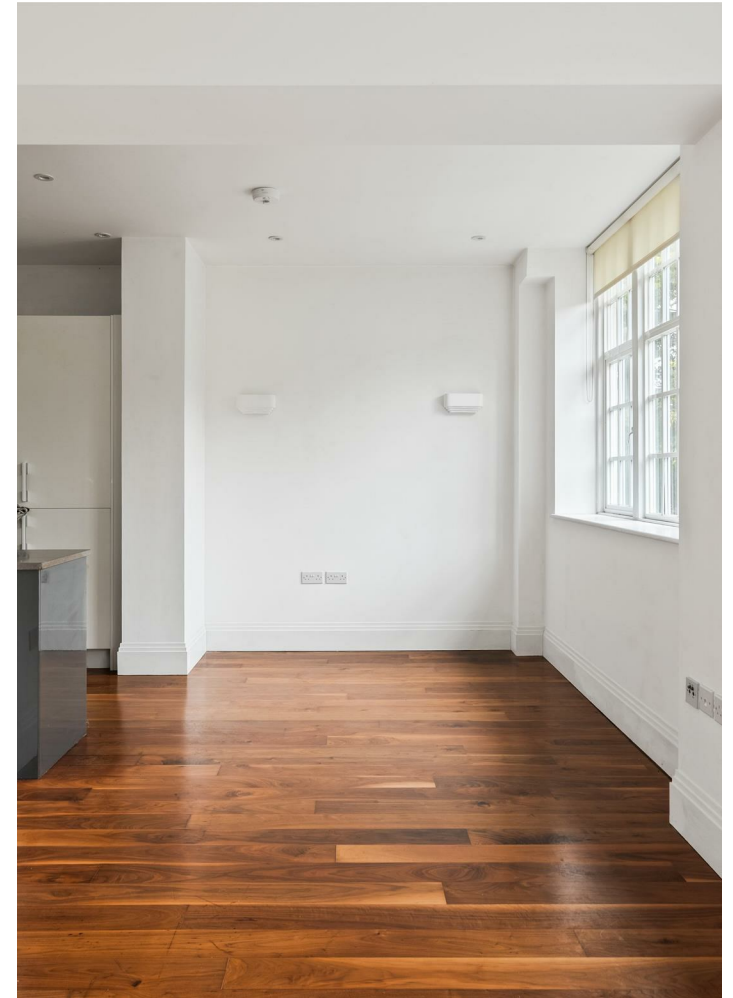
The sympathetic conversion by Frendcastle Homes in 2017 has given Linden Court a renewed purpose, with interiors that balance the elegance of its Grade II-listed heritage with the clean, understated comforts of modern living. Art Deco influences, particularly inside the renovated apartments, where elements like skirting, light fixtures, and internal detailing subtly reflect that era.

This apartment, set within the characterful walls of Linden Court, makes a striking first impression. Two factory-style windows pour natural light into the open-plan kitchen and reception, illuminating sleek cabinetry, integrated appliances and generous proportions that invite both entertaining and quiet retreat. The atmosphere is bright and uncluttered, a neutral canvas for any style of living.

The double bedroom, equally sunlit, is enhanced by clever storage and the calm sophistication of a modern shower room. With secure gated parking and beautifully maintained communal gardens, this home marries history with convenience in a way that feels both rare and enduring.









Stepping outside, the location only deepens the sense of charm. Lesbourne Road itself has the appeal of a small village tucked within the town—a place where neighbours greet each other at the traditional bakery, where a barber, butcher, and the much-loved Nisou bistro create a sense of community and ease.

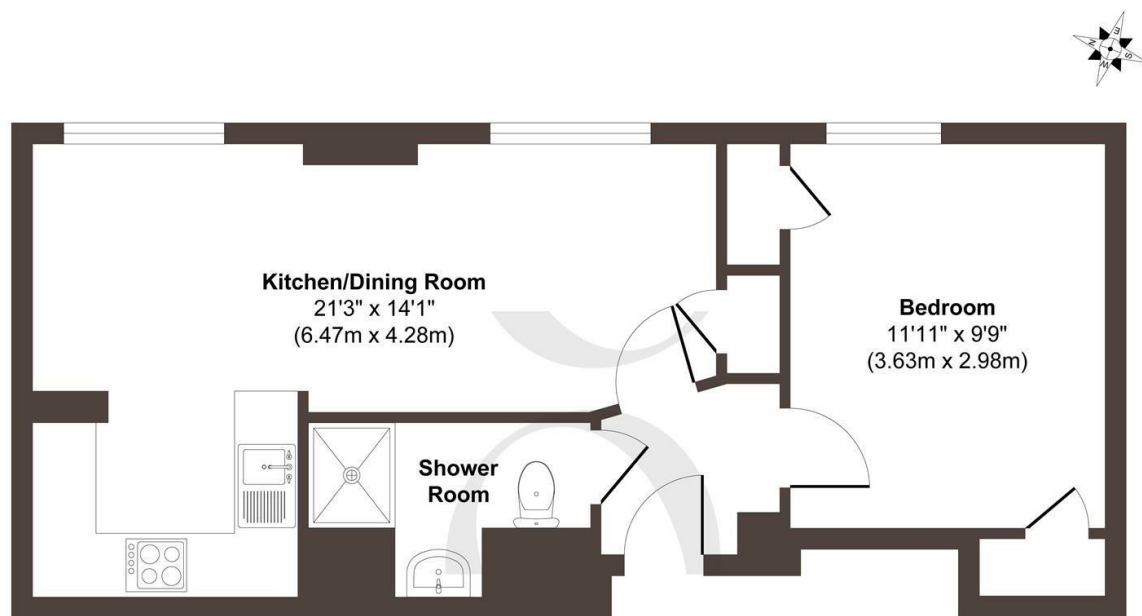
Just a short stroll further, Reigate's bustling High Street unfolds with its eclectic mix of boutiques, cafés, and independent shops, offering everything from artisan patisseries to interiors worth lingering over. Reigate station, within easy reach, places London less than an hour away, while the M25 is just moments from the town—making Linden Court as practical as it is picturesque.

For moments of calm, Priory Park lies nearby—a sweeping expanse of landscaped gardens, tennis courts, and wide lawns, where morning joggers, dog walkers and families all share in its gentle rhythm. The park's café, perched with a view across the lake, is a favourite for a coffee after the market or a weekend wander.









First Floor

Approx. Gross Internal Floor Area 446 sq. ft / 41.48 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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The Details

- A contemporary one bedroom apartment, converted by Frendcastle Homes in 2017
- Linden Court is a Grade II listed Arts and Crafts style building with Art Deco influence and charming grounds
- Light-filled spaces through expansive windows
- Open plan reception with contemporary kitchen
- Double bedroom and modern shower room
- Parking within a gated development
- Lease details: 989 years remaining
- Service charge: £1042pa in 2025
- Ground rent: £350pa

Size
 Approx 446.00 sq ft

Energy Performance Certificate (EPC)
 Rating B

Council Tax Band
 D



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