



**Price**  
**£500,000**

**Freehold**

3x  1x  2x 

**High Street,  
Dormansland, Lingfield,  
Surrey, RH7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Charming semi-detached Period cottage
- Pretty and spacious garden
- Close to village Primary school
- Set in a charming village with country pubs and train to London
- Large detached garden room with a variety of uses

## Accommodation

### GROUND FLOOR

Lounge: 12'6 x 10'11 (3.81m x 3.33m)  
 Dining Area: 12'7 x 12'6 (3.84m x 3.81m)  
 Kitchen/Breakfast Room: 21'10 x 8'4 (6.66m x 2.54m)  
 Utility Room: 7'1 x 5'4 (2.16m x 1.63m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 12'6 x 11'0 (3.81m x 3.36m)  
 Bedroom 2: 9'7 x 8'9 (2.92m x 2.67m)  
 Bedroom 3: 8'11 x 7'5 (2.72m x 2.26m)

### OUTSIDE

Front & Rear Garden

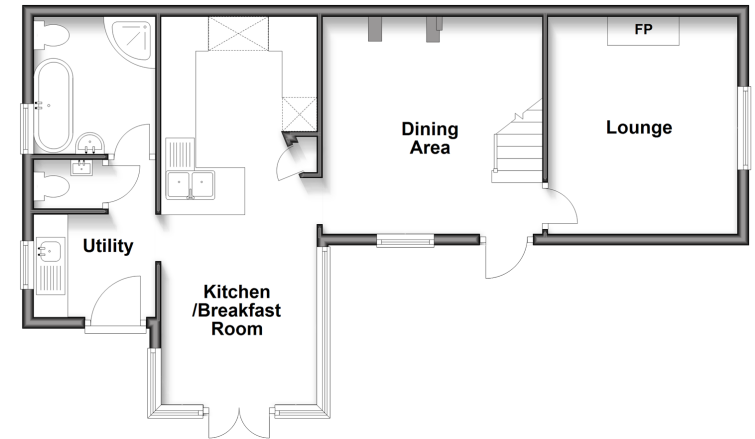
### OUTBUILDING

Summer House: 18'9 x 12'8 (5.72m x 3.86m)

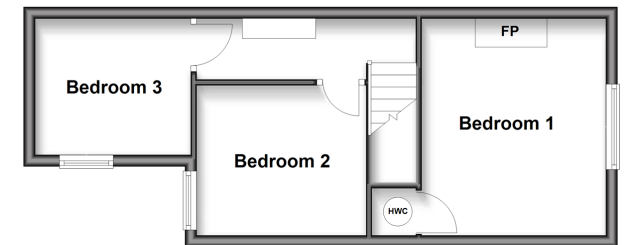
**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

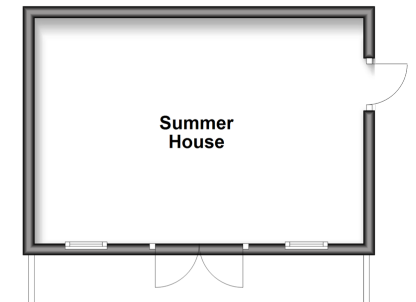
**Ground Floor**  
 Approx. 57.6 sq. metres (620.3 sq. feet)



**First Floor**  
 Approx. 33.3 sq. metres (358.3 sq. feet)



**Outbuilding**  
 Approx. 22.5 sq. metres (241.7 sq. feet)



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