

for sale

guide price **£270,000** Leasehold



Station Road Lingfield RH7 6DZ

INVESTORS ONLY Connells are pleased to present to the market this spacious and well-presented two double bedroom first floor maisonette located in the popular village location of Lingfield.

- Energy Rating: C
- Two Double Bedrooms
- First Floor Maisonette
- Parking Area & Garage En Bloc
- Large Communal Garden

Property Details

Front Garden

Path to front door, communal garden to side.

Entrance Hall

Tiled floor leading to Landing.

Landing

Doors to all rooms. Access to loft, laminate flooring, power points and cupboard.

Lounge 17' 8" max x 11' 2" max (5.38m max x 3.40m max)

Window to rear. TV point, laminate flooring, power points and radiator.

Kitchen 8' 7" x 9' 5" (2.62m x 2.87m)

Window to front. Wall and base units, sink and drainer with mixer taps. Electric oven, electric hob and extractor. Space for fridge freezer and plumbing for washing machine. Laminate flooring, power points and part-tiled walls.

Bedroom 1 12' x 9' 6" (3.66m x 2.90m)

Window to rear. Built-in wardrobes with sliding doors. Laminate flooring, power points and radiators.

Bedroom 2 12' 1" x 7' 11" (3.68m x 2.41m)

Window to front. Cupboard, laminate flooring and power points.

Bathroom

Window to side. WC, wash hand basin and vanity unit. Shower unit with shower overhead. Heated towel rail, tiled walls and floor.

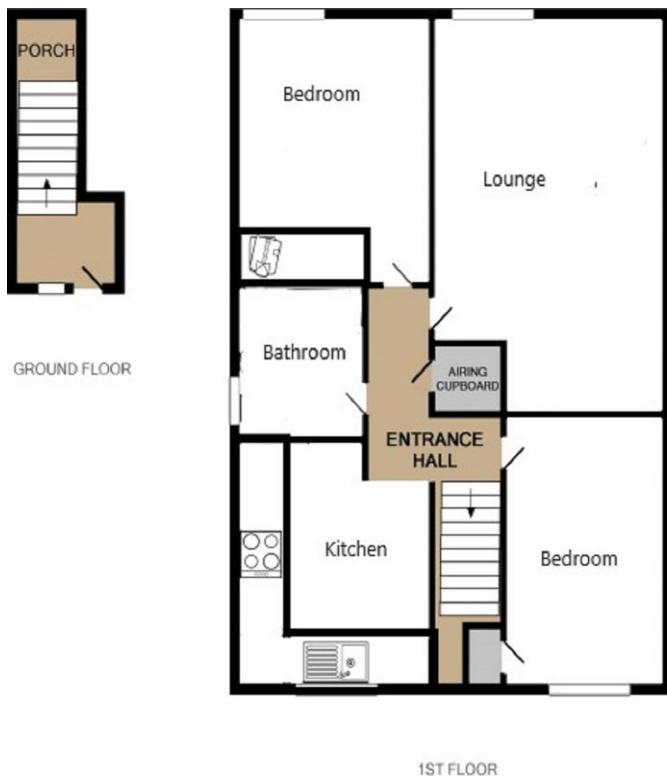
Rear Garden

Communal garden, laid to lawn.

Parking

Off road parking with communal parking spaces.

Garage En Bloc



To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

Tenure: Leasehold

EPC Rating: C

Property Ref: EGR404314 - 0011

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.