



Connells

Lingfield Road
East Grinstead



Property Description

Connells are pleased to present to the market this spacious and well-presented two double bedroom Victorian home which is situated in a popular location within easy reach of East Grinstead town centre and mainline train station. The property offers spacious accommodation throughout, while preserving its many character features, including three original open fireplaces. Internally, the property benefits from a lounge to the front with feature bay window and an equally spacious dining area to the rear with wood burning stove. The dining area also has built in under stairs storage and leads through to the kitchen, which itself offers ample work top and storage space with plenty of space for a range of white goods. There is also a utility space / lean to, to the side, with further storage space and access to the rear garden. On the first floor, the property benefits from a master bedroom to the front spanning the width of the property with a second double bedroom to the rear. There is also a stunning upgraded family bathroom, boasting a bath and double width shower. Externally, there is a private rear garden with gated side access and two store cupboards. The garden is laid to lawn with a patio area and a garden room/workshop, which has power. Located in this central location, you are within easy reach of the town centre and train station, alongside a range of Ofsted rated primary and secondary schools.

Front Garden

Path to door.

Entrance Hall

Stairs to first floor.

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

Bay window to front. Feature fire and surround. Radiator and power points.

Dining Room

11' 3" x 12' 1" (3.43m x 3.68m)

Windows to side and rear. Understairs cupboard. Feature wood burner and surround.

Kitchen

12' 2" x 8' 2" (3.71m x 2.49m)

Window to rear and door to side. Range of base and wall units, sink with mixer tap and drainer. Space for fridge freezer. Plumbing for both dishwasher and washing machine. Built-in oven, gas hob and extractor. Part-tiled walls, tiled floor, radiator and power points.

Utility Room

Window to side and access to garden. Power points.

Landing

Door to all rooms. Radiator, power points and fitted carpet.

Bedroom 1

11' 5" x 11' 11" (3.48m x 3.63m)

Window to front. Cupboard. Feature fireplace and surround. Radiator and power points.

Bedroom 2

11' 5" x 8' 2" (3.48m x 2.49m)

Windows to rear and side. Access to loft.
Radiator and power points.

Bathroom

Window to rear. WC, wash hand basin. Bath with mixer tap and shower attachment. Double width walk-in shower with shower over. Part-tiled walls, radiator.

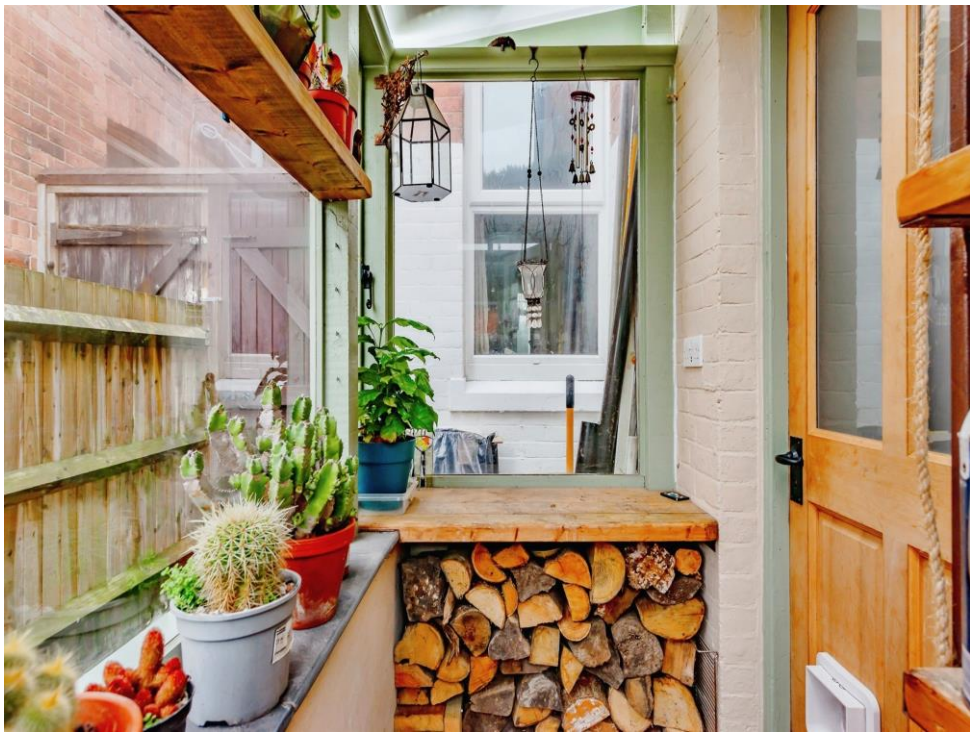
Rear Garden

Laid to lawn with shrub borders and patio area. Fenced boundaries and side access to front of property. Brick built shed and pergola.

Garden Room

Insulated with power.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/EGR404418



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