



Connells

St Christophers  
Lingfield





## Property Description

Connells are pleased to present to the market this recently redecorated ground floor apartment, located in a popular over 60's development in the heart of Lingfield village. The property is presented to the market with no onward chain and is an easily maintained property. The property comprises of an entrance hall, leading through to the lounge. The lounge is open plan and leads onto a modern kitchen, which is equipped with ample work top and storage space, with space for a range of modern appliances and white goods. To the rear of the property is a good sized bedroom and a modern bathroom. Externally, there is a communal parking area to the rear, and beautifully maintained communal gardens with benches to enjoy the grounds. There is also communal storage areas and bin stores. Situated in the heart of Lingfield, the property offers easy access to local shops, cafe's and a range of other amenities.

## Front Garden

With path leading to door.

## Entrance Hall

With coat hanging space and fitted carpet.

## Lounge

10' x 13' 7" ( 3.05m x 4.14m )

With window to the front. TV point, power points, electric heater and fitted carpet.

## Kitchen

5' 10" x 7' 10" ( 1.78m x 2.39m )

With window to the side. Range of wall and base units. Sink and drainer with mixer tap. Space for oven. Space for fridge and space for freezer. Plumbing for washing machine. Part-tiled walls, power points and laminate flooring.

## Inner Hall

Storage cupboard, electric heater, power points and fitted carpet.

## Bedroom 1

11' 2" x 10' ( 3.40m x 3.05m )

With window to the rear. Power points, heater and fitted carpet.

## Bathroom

With window to the rear. Suite comprising WC, wash hand basin and panelled bath. Heated towel rail, part-tiled walls and tiled floor.

## Communal Rear Garden

Laid to lawn.

## Parking

Communal parking area.

## Outbuildings

Communal bin store.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
EAST GRINSTEAD RH19 1EP

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404456](http://connells.co.uk/Property/EGR404456)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404456 - 0004