

£325,000

Lingfield Road, East Grinstead



- End Of Terrace
- Two Bedrooms
- Lounge
- Dining Room
- Family Bathroom
- Kitchen
- Stunning Garden
- Character Features

For further information contact Garnham H Bewley:

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4 Wells Cottages, Lingfield Road, East Grinstead, West Sussex RH19 2EQ

Garnham H Bewley are pleased to present to the market this character two bedroom end of terrace home offering period features with fireplaces and sash windows and boasts a garden with lovely views providing a great space for entertaining. The accommodation currently boasts lounge, dining room, kitchen, two bedrooms to the first floor and family bathroom accessed by the second bedroom. Internal viewings come highly recommended to fully appreciate this great example of a character two bedroom end of terrace family home.

The ground floor consists of front door into the lounge which has a feature fireplace and window to the front aspect. The dining room offers a feature fireplace, stairs leading to the first floor, window to the rear aspect and opening through to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge, freezer, washing machine, slimline dishwasher, window to the rear aspect and door leading to the side.

The first floor consists of the main bedroom set to the front aspect with fitted wardrobes. Bedroom two has a window overlooking the rear aspect, fitted wardrobe, storage cupboard and access to the family bathroom which has been fitted with a double shower cubicle, wash hand basin, W.C., heated towel rail, access to the airing cupboard and window to the rear aspect.

Outside the rear garden is mainly laid to patio with a range of mature shrubs and borders and lovely views to the rear of the property. There is side access and to the front there is a small area of garden and path to the front door.



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Accommodation

Ground Floor

Lounge

10' 7" x 10' 6" (3.23m x 3.20m)

Dining Room

11' 4" x 10' 6" (3.45m x 3.20m)

Kitchen

11' 9" x 7' 1" (3.58m x 2.16m)

First Floor

Main Bedroom

10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

8' 7" x 6' 9" (2.62m x 2.06m)

Outside Garden

GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, buildings, sites and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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