

Price:

£130,000

Garnham
H Bewley

2 Deacon Court Godstone Road, Lingfield



- Retirement Property
- Two Bedrooms
- First Floor
- Lounge/Dining Room
- Well Presented Kitchen and Shower Room
- Communal Garden and Parking
- Village Centre Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



2 Deacon Court Godstone Road, Lingfield, Surrey RH7 6SA

Garnham H Bewley are pleased to present to the market this two bedroom first floor retirement property which in our opinion has been modernised to create an opportunity for someone looking to just turn the key and move straight in. This retirement property is ideally situated within the heart of the ever popular village of Lingfield with its range of local shops and amenities, stunning views and the property boasts lounge/dining room, kitchen, two bedrooms, refitted shower room and is offered to the market with no onward chain. There is also the potential to add a stair lift subject to the relevant permissions. Internal viewings come highly recommended.

The first floor apartment is accessed by stairs and the accommodation consists of front door into entrance hall with access to the storage cupboard. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, electric hob, fridge/freezer, space for slimline dishwasher, washing machine and window to the front aspect. The lounge dining room also has a window to the front aspect. The main bedroom boasts built in wardrobes and bedrooms one and two both overlook the rear communal gardens. There is also the shower room which has a shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Outside there is communal gardens and also communal parking.

Lease 66 years

Service Charge £279.06 p/m

Council Tax Band B



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Accommodation

First Floor Entrance Hall

Kitchen

10' 10" x 5' 10" (3.30m x 1.78m)

Lounge/Dining Room

14' 1" x 12' 8" (4.29m x 3.86m)

Main Bedroom

14' 8" x 9' 3" (4.47m x 2.82m)

Bedroom 2

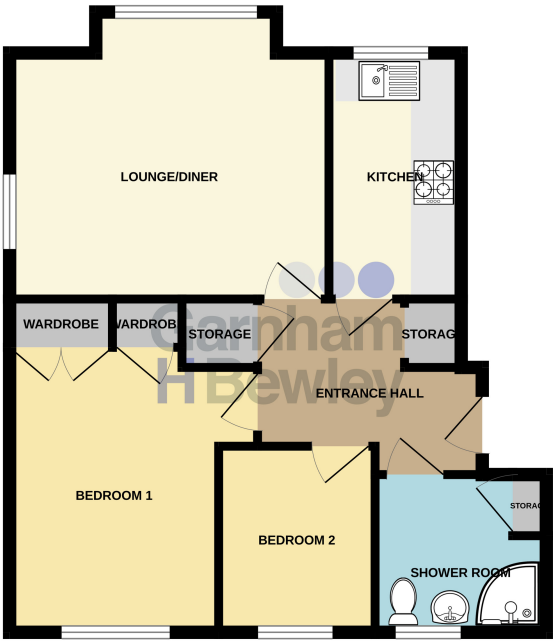
8' 2" x 6' 11" (2.49m x 2.11m)

Shower Room

Outside Communal Gardens

Communal Parking

FIRST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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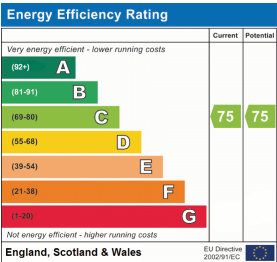


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