

Price:

£475,000

Garnham
H Bewley

3 Lingfield Road, East Grinstead



- Detached Chalet Bungalow
- Four Double Bedrooms
- Two Large Reception Rooms
- Upstairs Bathroom & Downstairs WC
- Stunning, Southerly-Facing Rear Garden
- Driveway & Garage
- In Need of Modernisation
- Within Walking Distance to the Station

For further information contact Garnham H Bewley:

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



3 Lingfield Road, East Grinstead, West Sussex RH19 2EX

A Spacious Four-Bedroom Detached Chalet Bungalow in Prime East Grinstead Location.

Situated within easy walking distance of East Grinstead's mainline railway station and the historic Tudor High Street, this four-bedroom detached chalet bungalow offers a rare opportunity to acquire a generously proportioned home in a highly desirable and well-connected location. The property is also ideally placed close to a range of excellent primary and secondary schools, making it a superb choice for families.

Set back from the road, the home is approached via a private driveway providing ample off-road parking and access to a garage. A large lean-to connects the garage to the main house and offers a practical covered entrance, with doors to both the house and the rear garden.

The ground floor accommodation is spacious and well laid out. At the rear of the property, the lounge enjoys a pleasant double aspect and views over the garden, with an open connection to the extended dining room on the left-hand side. The dining room also features double doors leading out to the patio and garden, creating a wonderful flow for indoor-outdoor living. The kitchen is situated behind the dining room and adjacent to the lounge, offering scope for reconfiguration or modernisation.

To the front of the property are two generous double bedrooms, both with fitted wardrobes, and a downstairs WC completes the ground floor.

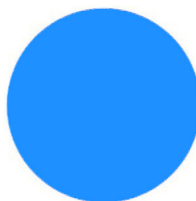
Upstairs, there are two further double bedrooms, each benefiting from plentiful eaves storage, along with a family bathroom.

One of the standout features of this home is the beautifully established, south-facing rear garden. Lush and green with an abundance of mature shrubs and planting, it offers a stunning and private outdoor space. A large patio area provides the perfect spot for al fresco dining and entertaining. There is also a rear door into the garage from the garden for added convenience.

While the property would benefit from modernisation, it presents an excellent opportunity to create a stylish and comfortable family home tailored to your own tastes, in one of East Grinstead's most convenient and attractive locations.

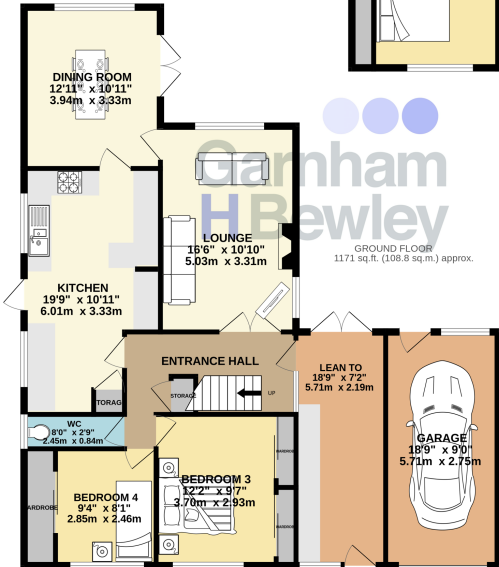
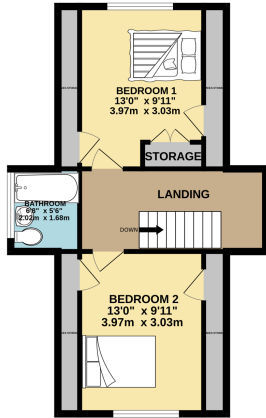
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Accommodation

1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



3 LINGFIELD ROAD - FLOORPLAN

TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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Ground Floor:

Lounge:

16' 6" x 10' 10" (5.03m x 3.30m)

Kitchen:

10' 11" x 19' 9" (3.33m x 6.02m)

Dining Room:

12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom Three:

9' 7" x 12' 2" (2.92m x 3.71m)

Bedroom Four:

9' 4" x 8' 1" (2.84m x 2.46m)

WC:

8' 0" x 2' 9" (2.44m x 0.84m)

Lean To:

7' 2" x 18' 9" (2.18m x 5.71m)

First Floor:

Bedroom One:

13' 0" x 9' 11" (3.96m x 3.02m)

Bedroom Two:

13' 0" x 9' 11" (3.96m x 3.02m)

Bathroom:

6' 8" x 5' 6" (2.03m x 1.68m)

Outside:

Garage:

9' 0" x 18' 9" (2.74m x 5.71m)



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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.0 miles)

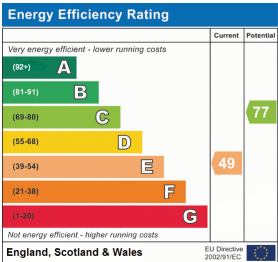
Nearest Schools:

St Mary's CofE Primary School - Ofsted: Good (0.1 miles)

Baldwins Hill Primary School - Ofsted: Good (0.4 miles)

Blackwell Primary School - Ofsted: Good (0.4 miles)

Halsford Park Primary School - Ofsted: Good (0.4 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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