



Connells

Lingfield Road
East Grinstead

Lingfield Road
East Grinstead RH19 2EL

for sale offers in the region of
£390,000



Property Description

A charming and characterful 2/3 bedroom house ideally situated on the outskirts of East Grinstead's vibrant town centre, offering a wonderful blend of period features and modern improvements.

This attractive home is full of character, boasting working fireplaces that create a warm and welcoming atmosphere, alongside a modern Shaker kitchen designed for contemporary living. The flexible accommodation provides two to three bedrooms, making it ideal for couples, families, or those seeking additional space for a home office or guest room.

To the rear, the property enjoys a beautifully presented sunny rear garden, perfect for entertaining and relaxing. An Indian sandstone patio provides an attractive seating area with ample space for outdoor dining and summer gatherings.

Conveniently positioned within easy reach of East Grinstead town centre, local amenities, schools, and transport links, this delightful cottage offers the perfect combination of character, comfort, and convenience.

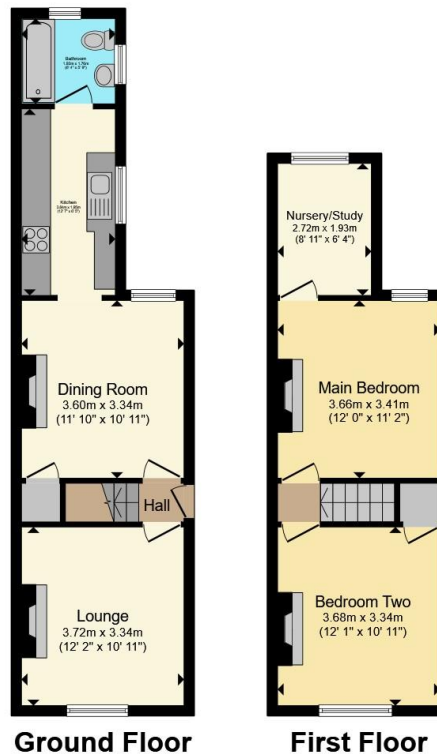
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 72.4 m² (779 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405778



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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