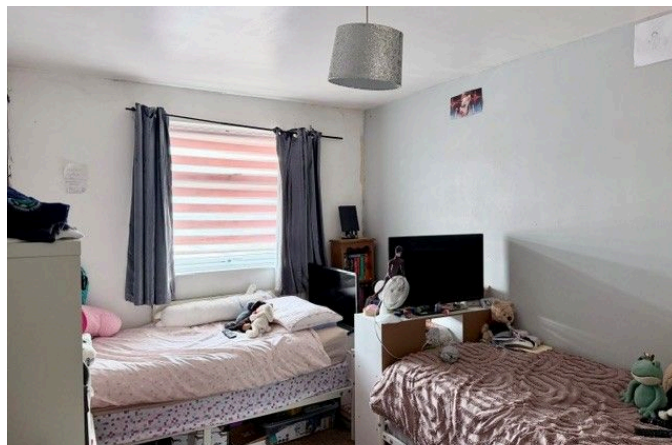


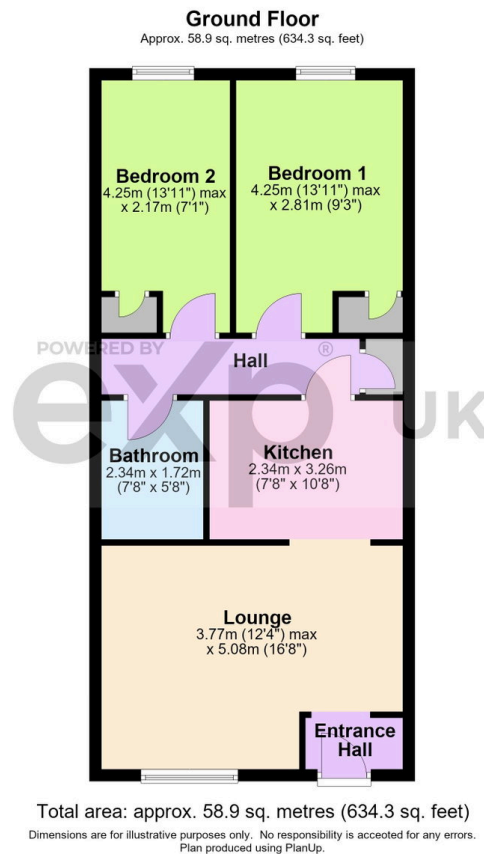
East Grinstead Road, Lingfield, Surrey

Guide Price £180,000

2 1 1



- Property Reference KW0865
- Requires Modernisation
- Ideal for FTBs or Investment
- Viewings strictly by appointment only
- Leasehold 104 years remaining
- Two Bedroom First Floor Apartment
- Close to local shops, schools and public transport
- No Chain
- Sought after Village location
- Service Charge £60 per month & Ground Rent £100 per annum



This two-bedroom first-floor apartment, nestled in the heart of Lingfield village, presents an exciting opportunity for those looking to create their ideal home, or make a savvy investment. Offered with no onward chain, this property is perfect for buyers, seeking to add their personal touch.

Accessed via a communal door to the side of the building, stairs lead to the first floor. The apartment itself requires modernisation throughout, providing a blank canvas for a new kitchen, bathroom, and re-decoration, allowing you to infuse your own style and preferences into every corner. The layout includes two bedrooms, a lounge/diner, a kitchen, and a bathroom.

At the rear of the building, residents benefit from a private parking area with ample unallocated spaces.

Lingfield offers the best of village life, boasting a wide array of local shops, charming cafés, and restaurants, all just moments away. A nearby park adds to the local amenities. For commuters, Lingfield's mainline railway station is within easy reach, providing swift connections to London. The area is further enhanced by picturesque countryside and Lingfield's renowned racecourse, contributing to the appeal of this highly sought-after location.

Local recreational amenities include a hotel with leisure facilities, golf courses, and various local National Trust properties. Transport links are excellent, with Lingfield station offering services to London. The M25 (Junction 6 Godstone) is eight miles away, and the M23 (Junction 9 Gatwick/Redhill) is nine miles away. Gatwick Airport is approximately 12 miles distant.

With a lease of 104 years remaining, a service charge of £60 per month, and ground rent of £100 per annum, this apartment offers potential in a desirable village setting. Early viewing is highly recommended.