



**Connells**

St. Piers Place St. Piers Lane  
Lingfield

St. Piers Place St. Piers Lane  
Lingfield RH7 6PW

for sale  
**£1,000,000**



### Property Description

GUIDE PRICE: £1,000,000 - £1,250,000

A rare opportunity to acquire this substantial and versatile five/six-bedroom detached residence, formerly utilised for educational purposes, offering an exceptional amount of living space throughout.

The property boasts four generous reception rooms, providing flexible accommodation ideal for modern family living, home working, or potential multi-generational use. There are four well-appointed bathrooms, ensuring convenience and comfort across all floors. Set within a desirable location, this unique home offers excellent scope for a variety of buyers looking to create a bespoke living environment or invest in a property with significant potential.

Offered to the market with no onward chain, the property is ready for immediate occupation, making for a smooth and swift transaction.

Early viewing is highly recommended to fully appreciate the scale and versatility on offer.

### Agents Note:

This property is part of a larger title that includes areas that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

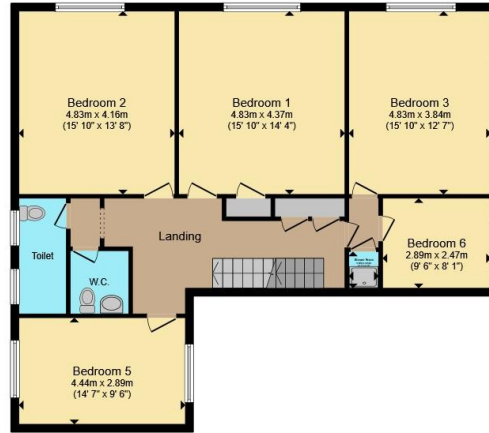








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 277.7 m<sup>2</sup> (2,989 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
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EPC Rating: D Council Tax  
 Band: H

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR405590](http://connells.co.uk/Property/EGR405590)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: EGR405590 - 0007