



**HOME + CASTLE**  
ESTATE AGENTS

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## Church Road, Lingfield, RH7 6AH

| Commercial | null Bedrooms

A single storey, detached, office building with parking and rear gravelled area, conveniently located for Lingfield Station and within walking distance of the High Street and Racecourse.

The property consists of an entrance area with cupboard, perfect for stationary, a WC and an open plan office with good natural light and access from both ends of the building. The property benefits from extra storage via the loft access in entrance hall, high speed internet, parking and a private rear courtyard area.

**TO LET**  
**£500 PER**  
**CALENDAR**  
**MONTH**

## Location

Commuter services run from Lingfield station, which is only 0.3 miles (Google) by foot, to London Bridge/Victoria. The A22 is readily accessible, providing access to the M25 at Godstone. Gatwick is just under 10 miles. Lingfield has shops, restaurants, coffee shops, 2 public houses, popular village school and Lingfield College, a highly regarded co-educational independent school. Lingfield also boasts an all-weather racecourse and golf facilities at nearby Chartham Park.

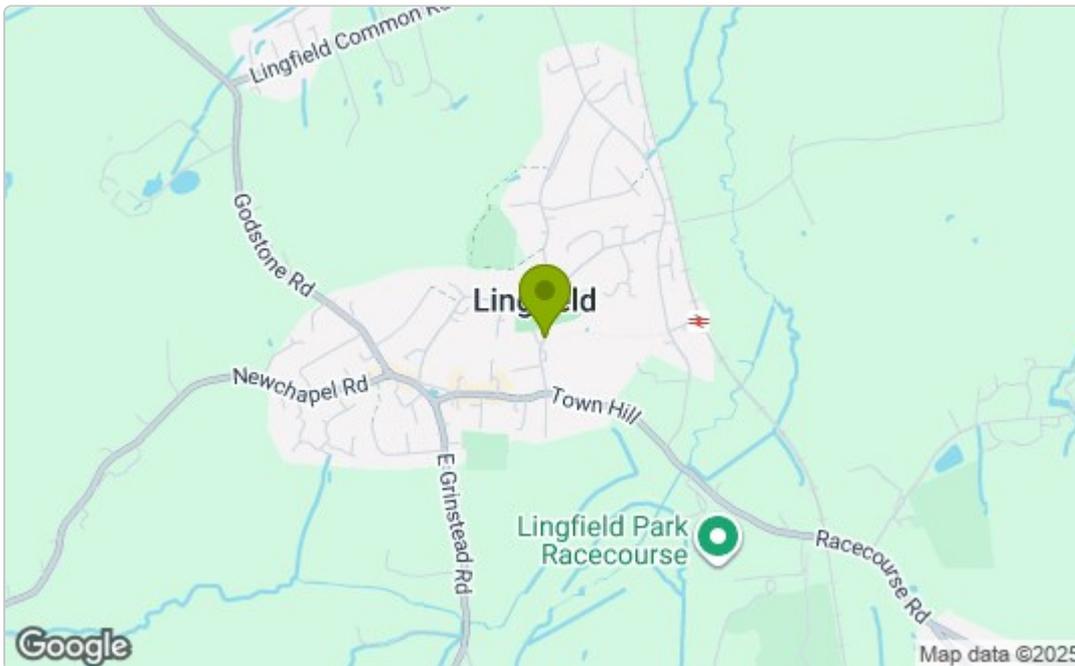
## Accommodation

A single storey, detached, office building with parking and rear gravelled area, conveniently located for Lingfield Station and within walking distance of the High Street and Racecourse.

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## Floor Plan

## Area Map



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.