

Price:

£115,000

Garnham  
H Bewley

1 Meadowside Park, Lingfield



- One Bedroom Park Home
- Excellent Condition Throughout
- Close Proximity to Lingfield Village
- Driveway Parking
- Private Garden Space
- Fully Fitted Kitchen with Appliances
- Pet Friendly
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 1 Meadowside Park, Lingfield, Surrey RH7 6BY

Garnham H Bewley are delighted to offer to the market this beautifully-maintained one double bedroom, single-unit park home, originally constructed in 2015. The property comes to the market with no-onward chain and in excellent condition throughout. Located in the ever-popular Meadowside Park, the property is just a short walk from Lingfield's historic village; famous for its all-weather racecourse. You are also just a stone's throw away from Lingfield's mainline Railway Station which offers direct links to London Victoria. Meadowside Park has no age restriction and is pet friendly.

The accommodation comprises of a large lounge/diner at the front of the property, kitchen/breakfast room, bathroom and large double bedroom at the rear of the property.

The lounge is very spacious at 12ft X 11ft and lets in an abundance of natural light with windows to the front and rear aspects. There are double French-doors in the lounge providing access to the side of the property. The kitchen comes fully-fitted with a range of integrated appliances including a washer/dryer, an electric oven and electric hob (with extractor hood above). In addition there are also under-counter refrigerator & freezer which are both integrated. There is range of storage in the kitchen with plenty of base and eye-level units and there is a one and a half sink with drainer with a window above. The Kitchen doubles as a breakfast room, with plenty of space for a small table with chairs.

The bathroom is in excellent condition and comes fully fitted. There is a bath-tub with shower above, low-level WC, wash hand-basin with mirrored cabinet above and a heated towel-rail. Outside the bathroom is an airing cupboard; housing the hot water tank and providing additional storage.

The Bedroom is situated at the rear of the property and provides ample space for a double or king size bed, there is plenty of space for a freestanding or fitted wardrobe. The bedroom also provides access to additional storage in the loft.

Outside, there is a small and private courtyard garden, which is low-maintenance and allows ample space for shed storage. There is driveway parking at the front of the property for one vehicle and additional visitor parking spaces within the grounds of the park.

Internal viewings come highly recommended.

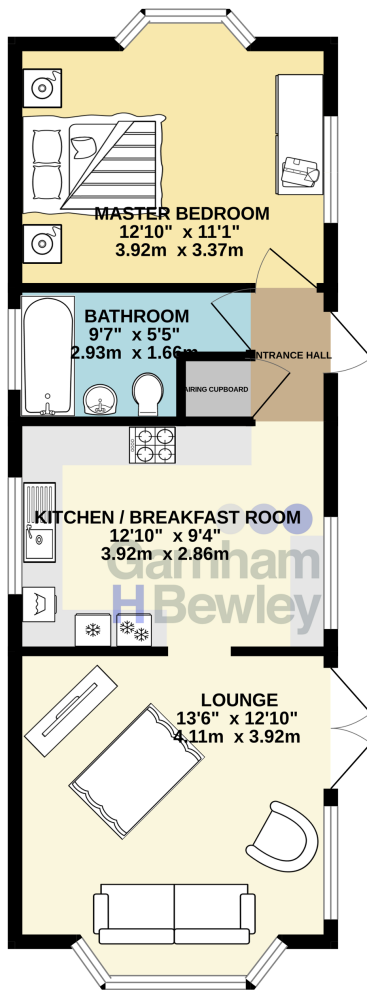


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GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

# Accommodation



## GROUND FLOOR ACCOMODATION

### Kitchen / Breakfast Room

9' 4" x 12' 0" (2.84m x 3.66m)

### Lounge

11' 10" x 12' 10" (3.61m x 3.91m)

### Master Bedroom

11' 1" x 12' 10" (3.38m x 3.91m)

### Bathroom

5' 5" x 9' 7" (1.65m x 2.92m)

1 MEADOWSIDE PARK - FLOORPLAN

TOTAL FLOOR AREA: 487 sq.ft. (45.3 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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Distance to local Railway Stations:

Lingfield Station: 1.0 miles  
Dormans Station: 2.2 miles  
Godstone Station: 2.6 miles

**East Grinstead**  
**01342 410227**

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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