

£295,000

27 Saxbys Lane, Lingfield



- Ground Floor Maisonette
- Two Double Bedrooms
- Share of the Freehold
- Lounge/Dining Room
- Kitchen
- Bathroom
- Garage En-bloc
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

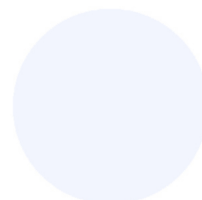


27 Saxbys Lane, Lingfield, Surrey RH7 6DL

Garnham H Bewley are pleased to present to the market this is an excellent ground floor maisonette which is perfectly located within minutes of Lingfield village centre and the the mainline railway station. This property is ideal as a first time purchase, for a buyer looking to downsize or a rental investment. The property has been tastefully modernised to create a light and stylish living space and the accommodation boasts lounge/dining room, kitchen with space for appliances, two double bedrooms, bathroom, ample storage and garage en-bloc. There is also the added bonus of recently upgraded gas central heating.

A front door opens into a large entrance hall with two storage cupboards with space to store shoes and hang coats. The bay fronted spacious sitting room overlooks the front, the room offers enough space for two separate sofas in addition to a dining table and chairs. The kitchen sits to the rear and looks over the communal garden and garages, the kitchen offers a mixture of wall and base level storage units, it benefits from an integrated double oven and hob, whilst there is further space for a fridge and freezer and plumbing for a washing machine. Both of the bedrooms are doubles and the master bedroom benefits from built in storage. A bathroom completes the living accommodation.

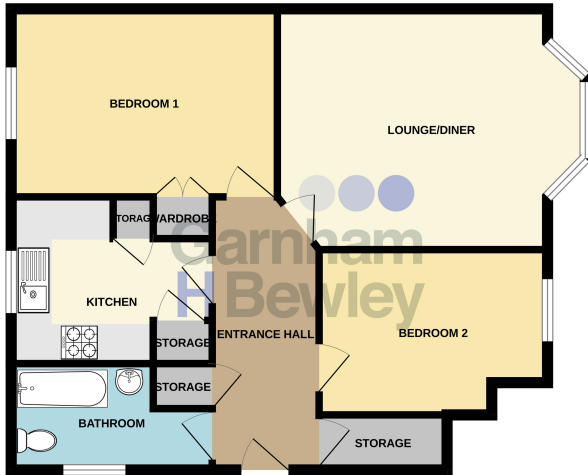
Outside, there is a garage and communal parking.



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Accommodation

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, appropriateness and applicability of them have not been tested and no guarantee as to their representativeness or efficiency can be given.
Made with Hoxby 10/2023

Ground Floor Entrance Hall

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m)

Lounge/Dining Room

15' 10" x 12' 9" (4.83m x 3.89m)

Main Bedroom

14' 1" x 9' 11" (4.29m x 3.02m)

Bedroom 2

12' 1" x 8' 9" (3.68m x 2.67m)

Bathroom

10' 8" x 5' 6" (3.25m x 1.68m)

Outside Communal Garden

Garage En-bloc



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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