

£550,000

147 Lingfield Road, East Grinstead



- Four Bedrooms
- Spacious Family Home
- Kitchen
- Two Reception Rooms
- Utility & W.C.
- Front & Rear Garden
- Driveway and Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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





## 147 Lingfield Road, East Grinstead, West Sussex RH19 2EL

Garnham H Bewley are delighted to offer for sale this unique and fabulous four bedroomed detached family home offering spacious accommodation listed to the market for the first time in many years. This charming residence occupies a wonderful sized plot with excellent privacy and has replacement windows on the ground and first floor. In need of some updating and modernising this property offers a great blank canvas for someone looking to put their own stamp on their next home. The ample driveway parking and garage is just one of many great features. There is no onward chain.

The ground floor accommodation consists of entrance porch opening to the entrance hall with stairs to the first floor landing and doors to downstairs rooms. The living room has a large window to the front aspect providing plenty of light, feature fireplace, under stair storage and double doors through to the sun room which overlooks the large rear garden. The dining room is set to the rear and has a feature fireplace, under stair storage and a window overlooking the private rear garden. The kitchen is fitted in a range of wall and base level units with area of work surfaces, inset sink / drainer, space for kitchen appliances, two windows to the front aspect, wood panelling and a door through to the large utility and W.C. There is great scope for the kitchen to be opened through to the utility area and dining room creating a wonderful open plan living.

The first floor accommodation consists of three good sized bedrooms and the family bathroom with a separate W.C. Bedroom two and bedroom three have a wonderful outlook over the rear garden and beyond and the master bedroom overlooks the large frontage and has fitted wardrobes. There is a second staircase to the second floor where there is a great sized fourth bedroom / playroom or study with two windows providing plenty of light. There is a window on the landing to the rear providing a wonderful view.

The front of the property is gated with a block and paved driveway offering parking for several cars and a garage. The garden to the front offers great space and is well established with side access to the rear. The private and large rear garden offers plenty of space for all the family to enjoy with a great sized patio expanding the width of the property, area of mature shrubs and fencing defining the boundary to the rear. The garden offers superb privacy and has plenty of space for a work shop and home office. The property is well located for Imberhome Lower School, Baldwins Hill primary school and East Grinstead mainline railway station.

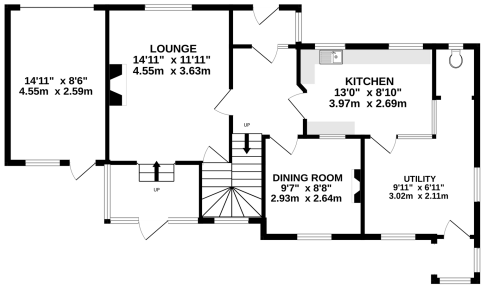
Welcome  
Home

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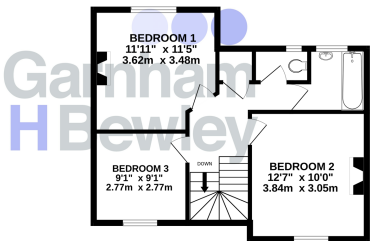
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# Accommodation

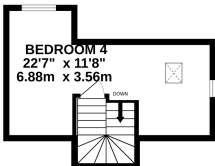
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Entrance Porch

Entrance Hall

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Dining Room

9' 7" x 8' 8" (2.92m x 2.64m)

Kitchen

13' 0" x 8' 10" (3.96m x 2.69m)

Utility

9' 11" x 6' 11" (3.02m x 2.11m)

W.C.

First Floor

Master Bedroom

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 2

12' 7" x 10' 0" (3.84m x 3.05m)

Bedroom 3

9' 1" x 9' 1" (2.77m x 2.77m)

Bedroom 4

22' 7" x 11' 8" (6.88m x 3.56m)

Bathroom

W.C.

Driveway

Garage

Rear Garden



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#### NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

1.6 miles

Lingfield Station

2.9 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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