

Price:

£275,000

Lingfield Road, East Grinstead



- Two Double Bedroom Terraced Cottage
- Lounge with Feature Fireplace
- Fitted Kitchen & Bathroom
- In Need of Modernisation
- Character Features Throughout
- Private Rear Garden
- Close Proximity East Grinstead Railway Station

For further information contact Garnham H Bewley:

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



2 Gassons Cottages, Lingfield Road, East Grinstead, West Sussex RH19 2EQ

Charming Two-Bedroom Victorian Cottage with Private Garden, Close to East Grinstead Town Centre...

This delightful two-bedroom Victorian terraced cottage is ideally located just a short walk from East Grinstead's bustling town centre and railway station, making it perfect for commuters. The property also benefits from being close to highly regarded primary and secondary schools, as well as a range of local shops and amenities.

Upon entering the property, you are greeted by a small hallway with stairs leading to the first floor. The cosy lounge, positioned at the front of the house, boasts a charming feature fireplace, creating a warm and welcoming atmosphere. The kitchen, located behind the lounge towards the rear, offers ample fitted units, plenty of worktop space, and excellent storage under the stairs. A door leads to the private rear garden, while a utility cupboard housing the gas boiler and washing machine can be found opposite the back door. The ground floor also features a well-appointed bathroom, positioned at the back of the property, with a bathtub, wash hand basin, and WC.

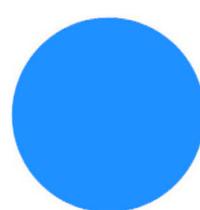
Upstairs, there are two generously sized double bedrooms. The master bedroom, located at the rear, benefits from built-in wardrobes, while the second bedroom overlooks the front of the house and offers additional storage space in and over the stairwell.

Externally, the rear garden is a peaceful retreat, offering privacy and a mainly paved area, ideal for low-maintenance outdoor living. There are also two garden sheds for additional storage.

While the property would benefit from some modernisation throughout, it presents a fantastic opportunity for first-time buyers or buy-to-let investors looking to put their own stamp on a charming Victorian home.

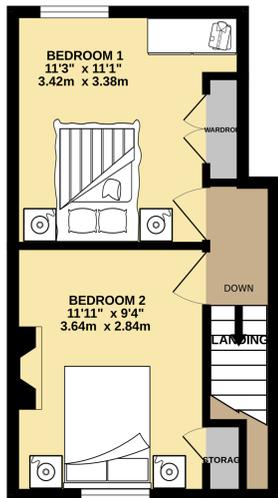
****Please note, the property also has a flying freehold, which may be of interest to prospective buyers****

Don't miss out on this exciting opportunity—contact us to arrange a viewing today!



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1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

Accommodation

Ground Floor:

Lounge:

11' 4" x 8' 11" (3.45m x 2.72m)

Kitchen:

10' 0" x 8' 11" (3.05m x 2.72m)

Bathroom:

7' 9" x 5' 11" (2.36m x 1.80m)

First Floor:

Bedroom One:

11' 1" x 11' 3" (3.38m x 3.43m)

Bedroom Two:

11' 11" x 9' 4" (3.63m x 2.84m)

TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.4 miles)

Lingfield Station (2.7 miles)

Nearest Schools

Baldwins Hill Primary School - Ofsted: Good (0.1 miles)

St Mary's CofE Primary School, - Ofsted: Good (0.3 miles)

Halsford Park Primary School - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (0.5 miles)

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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