

Price

£152,500

Garnham  
H Bewley

17 St Christophers High Street, Lingfield



- One Bedroom First Floor Flat
- Spacious Lounge
- Shower Room
- Double Bedroom
- Communal Gardens and Parking
- Lovely Central Location
- Stannah Stairlift
- No Chain

For further information contact Garnham H Bewley:

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



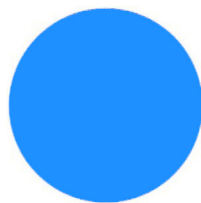
## 17 St Christophers High Street, Lingfield, Surrey RH7 6AQ

Garnham H Bewley are pleased to present to the market this ideally located, one bedroom first floor retirement flat. Situated a short distance from Lingfield high street this property enjoys beautifully presented resident gardens & private resident parking. The property has just been recently decorated and has new carpet laid, it currently benefits from a Stannah stairlift, which would remain if required.

Located on the first floor, this property benefits from an entrance porch with access to the living area, large storage cupboard and loft access. The spacious lounge enjoys a large window which allows plenty of light and has a view out towards the resident garden. The living area opens up to the kitchen where there is a range of wall and base level units, area of work surface, sink/drainage, space for kitchen appliances and window to the side aspect.

The double bedroom is of a generous size and has a window facing the rear aspect enjoying a lovely outlook over playing fields. The shower room is fitted with a large walk-in shower over, low level W.C, wash hand basin, part tiled walls and a privacy window facing the rear aspect.

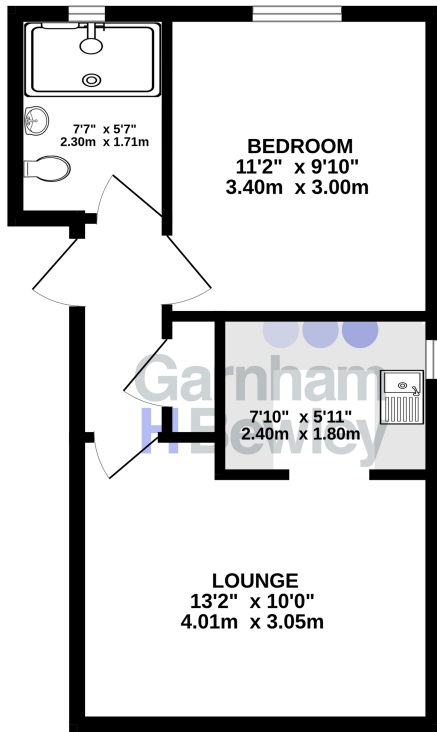
With a private front door, resident parking and beautifully presented communal grounds this sought after retirement development offers fantastic independent living and with its excellent position from the town viewings are highly recommended to experience what this property has to offer.



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## GROUND FLOOR



## First Floor

### Entrance Hall

### Lounge

13' 2" x 10' 0" (4.01m x 3.05m)

### Kitchen

7' 10" x 5' 11" (2.39m x 1.80m)

### Bedroom

9' 10" x 11' 2" (3.00m x 3.40m)

### Shower Room

5' 7" x 7' 7" (1.70m x 2.31m)

### Communal Gardens

### Communal Parking

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 RAILWAY STATIONS

Lingfield Station

0.7 miles

Dormans Station

1.5 miles

East Grinstead Station

3.3 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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