

£200,000

# Garnham H Bewley

Eastbourne Road, Blindley Heath, Lingfield



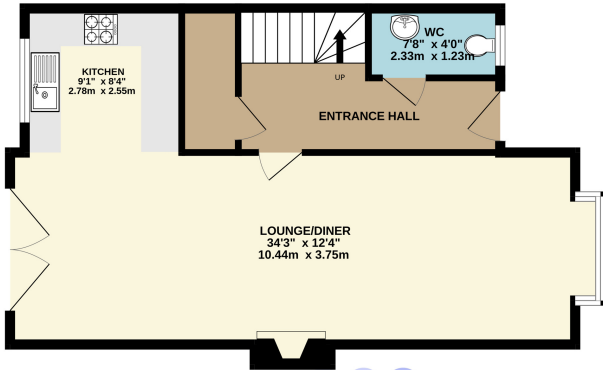
- New Built Plot
- Planning Permission Granted
- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Parking For Two Cars
- Further Plans Available On Request
- Viewing By Appointment Only

For further information contact Garnham H Bewley:

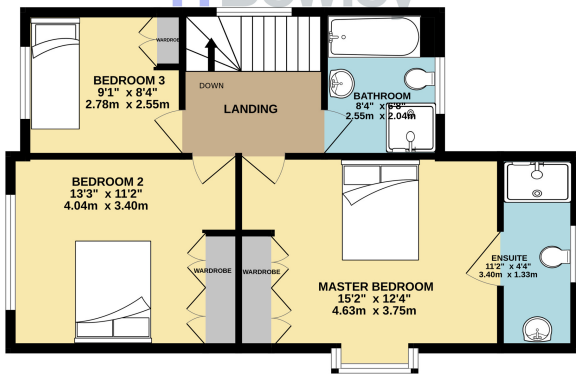
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation

GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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- Ground Floor
- Entrance Hallway
- Lounge / Diner
- Kitchen
- Separate WC
- First Floor
- Master Bedroom
- Ensuite
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Side Garden
- Parking for Two Cars



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## Land to the rear of 1 The Villas, Eastbourne Road, Blindley Heath, Lingfield,

Garnham H Bewley are delighted to offer to the market this new build plot with planning approved for a three bedroom detached family home. The granted planning permission will allow someone to build a three bedroom home which will consist of three bedrooms, two bathrooms, open plan lounge/living area, separate kitchen, parking for two cars and side garden.

Situated along off the Eastbourne Road with South Godstone centre approximately 1.5 miles away. There is a nearby garage with a convenience store and a railway station at Godstone South (Godstone to Redhill 10 minutes). From Redhill there are regular services to Croydon, London and Brighton. St Stephens Primary School is situated within South Godstone and there are further state and independent schools throughout the Tandridge area.

Viewings by appointment only and further plans are available upon request.



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#### NEAREST STATIONS

Godstone Station - 1.3 miles

Lingfield Station - 2.6 miles

Dormans Station - 3.7 mile

**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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