

£145,000

Garnham  
H Bewley

2 Deacon Court Godstone Road, Lingfield



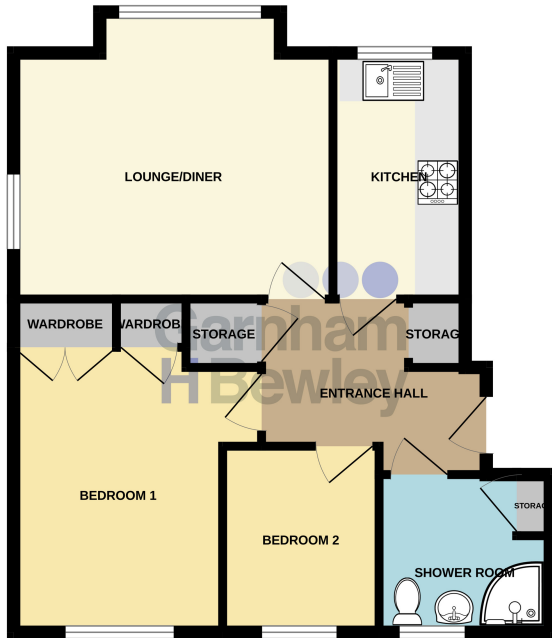
- Retirement Property
- Two Bedrooms
- First Floor
- Lounge/Dining Room
- Well Presented Kitchen and Shower Room
- Communal Garden and Parking
- Village Centre Location

For further information contact Garnham H Bewley:

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# Accommodation

FIRST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



## First Floor Entrance Hall

### Kitchen

10' 10" x 5' 10" (3.30m x 1.78m)

### Lounge/Dining Room

14' 1" x 12' 8" (4.29m x 3.86m)

### Main Bedroom

14' 8" x 9' 3" (4.47m x 2.82m)

### Bedroom 2

8' 2" x 6' 11" (2.49m x 2.11m)

### Shower Room

### Outside Communal Gardens

### Communal Parking

TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.

While every effort 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.  
Made with Metropix 6/2024



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## 2 Deacon Court Godstone Road, Lingfield, Surrey RH7 6SA

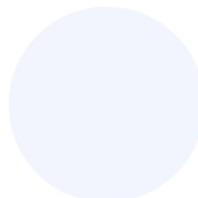
Garnham H Bewley are pleased to present to the market this two bedroom first floor retirement property which in our opinion has been modernised to create an opportunity for someone looking to just turn the key and move straight in. This retirement property is ideally situated within the heart of the ever popular village of Lingfield with its range of local shops and amenities, stunning views and the property boasts lounge/dining room, kitchen, two bedrooms, refitted shower room and is offered to the market with no onward chain. There is also the potential to add a stair lift subject to the relevant permissions. Internal viewings come highly recommended.

The first floor apartment is accessed by stairs and the accommodation consists of front door into entrance hall with access to the storage cupboard. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, electric hob, fridge/freezer, space for slimline dishwasher, washing machine and window to the front aspect. The lounge dining room also has a window to the front aspect. The main bedroom boasts built in wardrobes and bedrooms one and two both overlook the rear communal gardens. There is also the shower room which has a shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Outside there is communal gardens and also communal parking.

Lease 66 years

Service Charge £279.06 p/m

Council Tax Band B



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**East Grinstead**  
**01342 410227**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(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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