

Price:

£165,000

Garnham
H Bewley

31 Lincolns Mead, Lingfield



- First Floor Retirement Apartment
- Two Bedrooms
- For the Over 55s
- Lounge/Dining Room
- Kitchen
- Shower Room
- Allocated Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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



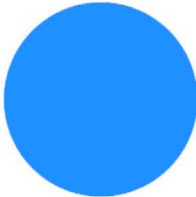
31 Lincolns Mead, Lingfield, Surrey RH7 6TA

Situated in the heart of the ever-popular village of Lingfield, this well-presented two-bedroom first-floor retirement apartment, exclusively for the over 55s, offers convenient access to a range of local shops, amenities, and transport links. Offered to the market with no onward chain, the property presents an excellent opportunity for those seeking comfortable, low-maintenance living in a desirable village setting.

The accommodation comprises a welcoming entrance hall with access to both a useful storage cupboard and an airing cupboard. The spacious lounge/dining room provides an ideal space for relaxing and entertaining while enjoying a pleasant outlook, creating a bright and inviting living area. The separate kitchen offers a range of units with space for freestanding appliances. The property further benefits from a generous principal bedroom with built-in wardrobes, a versatile second bedroom suitable for guests or a home office, and a modern shower room.

Externally, residents can enjoy well-maintained communal gardens, providing pleasant outdoor space, together with the added benefit of an allocated parking space.

This delightful retirement apartment combines a convenient location, practical accommodation, and a welcoming community, making it an ideal choice for those looking to enjoy village life with everything close at hand.



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Accommodation

First Floor Retirement Apartment: Kitchen:

12' 8" x 5' 10" (3.86m x 1.78m)

Lounge / Dining Room:

13' 7" x 12' 8" (4.14m x 3.86m)

Master Bedroom:

11' 7" x 10' 9" (3.53m x 3.28m)

Bedroom Two:

9' 1" x 6' 10" (2.77m x 2.08m)

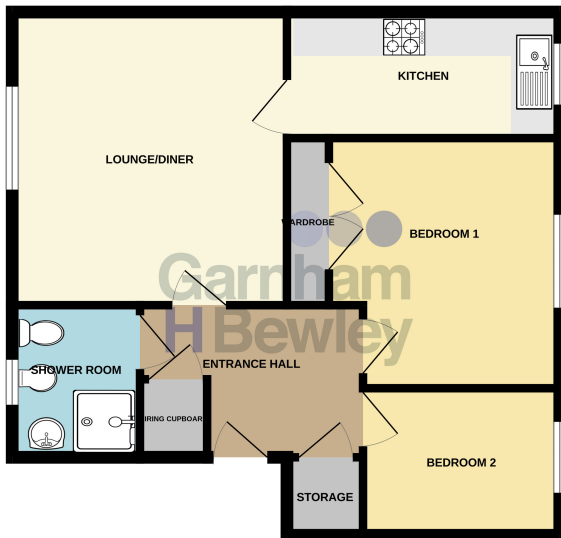
Shower Room

7' 0" x 5' 11" (2.13m x 1.80m)

Outside:
Communal Garden

Parking

FIRST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been located and no guarantee as to their operability or efficiency can be given.
Made with Metapex C2025



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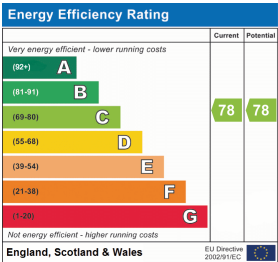


Nearest Stations:

- Lingfield Station (0.7 miles)
- Dormans Station (1.5 miles)
- East Grinstead Station (3.3 miles)

Nearest Schools:

- Lingfield Primary School (0.3 miles)
- Lingfield College (0.9 miles)
- St Piers School (1.2 miles)
- Dormansland Primary School (1.6 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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