



# Lingfield

Guide Price £230,000



2



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Robert  
Leech.



# 65a Station Road, Lingfield

A two bedroom ground floor maisonette with garage en bloc. Spacious master bedroom, second double bedroom, family bathroom & kitchen, open plan living accommodation. Walking distance to both the village centre & Train Station.

The property has a spacious lounge/dining room which is dual aspect and allows in plenty of natural light, to the rear of the living room you enter a landing giving access to both bedrooms, the bathroom and kitchen. The kitchen has a range of base and eye level units creating ample work top space while leaving space for freestanding appliances. The property has two double bedrooms, the larger of which is located to the rear of the property and has built in double wardrobe. The bathroom comprises of a white suite, with a shower over bath and is tiled throughout.

The property has shared communal gardens to the front and side. The property also has a private garage en bloc.

- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Gas Central Heating
- Chain Free
- Garage En Bloc
- Communal Gardens
- Walking Distance To Village Centre
- Walking Distance To Train Station
- Lease - 59 years
- Management Charge & Ground Rent £580 PA Combined



0.6 miles  
Lingfield



11 miles  
Gatwick



0.5 miles  
Lingfield



LINGFIELD  
29 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



#### LOCATION:

Situated within the Historic Lingfield Village, the property is just a short walk from Lingfield train station, a range of every day shops, village pub, restaurants and amenities. With a larger range of shops and leisure facilities can be found at East Grinstead approximately five miles distant.

#### AMENITIES:

There are two local primary schools that at present which are rated good by Ofsted. Lingfield primary school is 0.4 miles away whilst Dormansland Primary school is 1.6 miles distant. There are multiple secondary schools within 5 miles of the property, all bar one of which are rated either good or outstanding by Ofsted.

#### TRAVEL:

For the commuter Lingfield mainline rail station, which is just a two minute walk away travels to both London Victoria, London Bridge and London King's Cross. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 9 miles away and for international travel Gatwick airport is just under 11 miles distant.

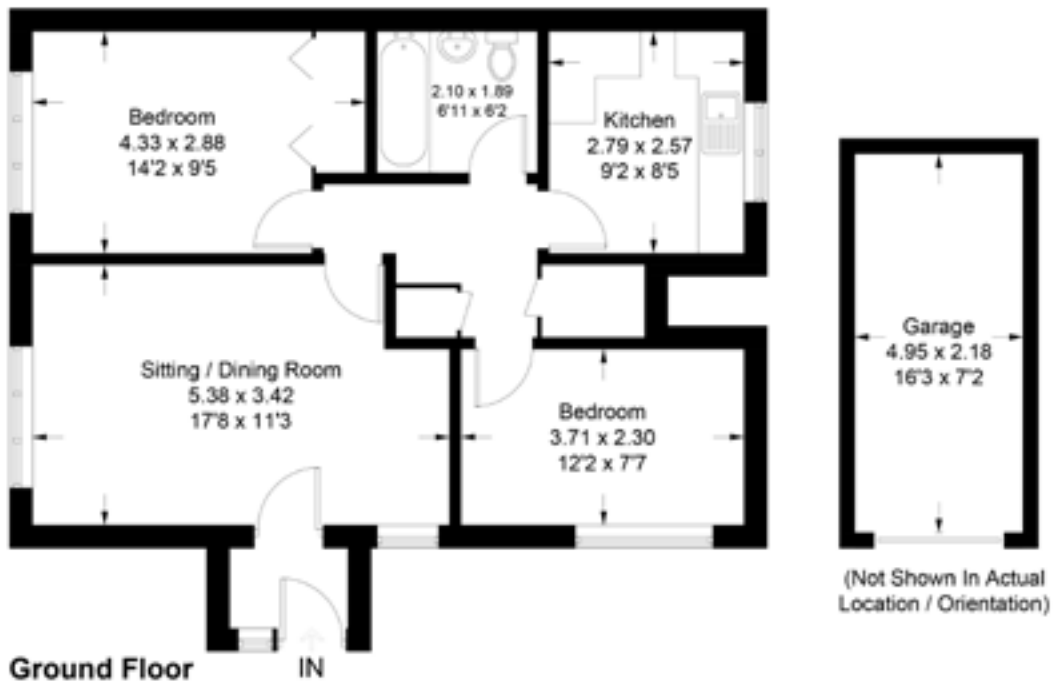


#### FAQ'S

- Built - circa 1960
- Tandridge District Council
- Council tax band C - £1,856.00
- EPC rating - C
- Living space approx - 652 Sqft
- Leasehold - 59 years
- Maintenance charge £40 pm
- Mains drainage



Approximate Gross Internal Area = 60.6 sq m / 652 sq ft  
Garage = 10.9 sq m / 117 sq ft  
Total = 71.5 sq m / 769 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID640730)  
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