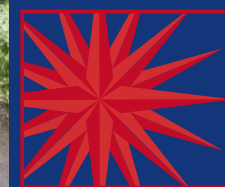




DEACONS COURT, LINGFIELD, SURREY



RH & RW
CLUTTON

**6 DEACONS COURT
GODSTONE ROAD
LINGFIELD
SURREY RH7 6SA**

Lingfield mainline station 1 mile
East Grinstead mainline station 4 miles
(All distances are approximate)

Guide Price: £175,000

(Leasehold- 99 years from 11th November 1988)

**A two bedroomed first floor retirement
apartment in Lingfield village**

Telephone entry system • Modern fitted kitchen
Reception room • Two bedrooms
Shower room • Communal Gardens & Parking

VIEWING

Viewing strictly by confirmed appointment only with the
joint sole agents,
RH & RW Clutton
Tel: 01342 410122



SITUATION

The property is situated within the historic village of Lingfield with its comprehensive range of shopping and leisure facilities, whilst the market town of East Grinstead is only 4 miles away.

DESCRIPTION

A well presented and spacious first floor 2 bedroom retirement apartment, a short distance from the village centre. A telecom entry system provides access to a communal hallway with stairs rising to the first floor. Upon entering the front door, there is a spacious entrance hall with telecom entry system, two good sized storage cupboards, access to loft space, doors to bedrooms, living/dining room and shower room. The property is double glazed and has gas central heating via radiators throughout.





The south westerly facing living/dining room benefits from two double glazed windows and doorway leading to the kitchen. The kitchen has been fitted with a range of modern units and comprises of integrated fridge and freezer, built in oven and hob, space and plumbing for dishwasher and washing machine and double glazed window to the side.

Bedroom one benefits from built in wardrobes and window to side and bedroom two, a window to the side. The shower room boasts a double shower unit, heated towel rail, low level wc, tiled floor and part tiled walls.

OUTSIDE

There is a gated communal parking area and communal gardens to the front, side and rear which are well maintained and mainly laid to lawn.

VIEWING

Strictly by appointment with the vendor's joint agents, RH & RW Clutton (01342 410122)

TENURE & POSSESSION

The property is leasehold with vacant possession on completion.

LEASE INFORMATION

Lease granted for 99 years from 11th November 1988 (65 years remaining)
Annual service charge - £2,840.52 for 2022/23.
This is a retirement property for the over 55's only.

SERVICES

Mains gas, electricity, water and drainage. Central heating and hot water via combination boiler.

LOCAL AUTHORITIES

Tandridge District Council.

COUNCIL TAX & EPC

Council Tax - Band B
EPC - C76

DISCLOSURE UNDER THE ESTATE AGENTS ACT 1979

Prospective purchasers should note that a member of our staff has a personal interest with the vendor of this property.

DIRECTIONS (RH7 6SA - What3words//email.reform.themes)

From the centre of Lingfield, head in a northwesterly direction on the Godstone Road. Deacon Court will be found on the left after Mound Pleasant Road.





NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Photographs taken September 2022. Particulars prepared November 2022.



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www.rhrwclutton.com

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