



**Connells**

Lingfield Road  
East Grinstead



### Property Description

A charming and characterful 2/3 bedroom cottage ideally situated on the outskirts of East Grinstead's vibrant town centre, offering a wonderful blend of period features and modern improvements.

This attractive home is full of character, boasting working fireplaces that create a warm and welcoming atmosphere, alongside a modern Shaker kitchen designed for contemporary living. The flexible accommodation provides two to three bedrooms, making it ideal for couples, families, or those seeking additional space for a home office or guest room.

To the rear, the property enjoys a beautifully presented sunny rear garden, perfect for entertaining and relaxing. An Indian sandstone patio provides an attractive seating area with ample space for outdoor dining and summer gatherings.

Conveniently positioned within easy reach of East Grinstead town centre, local amenities, schools, and transport links, this delightful cottage offers the perfect combination of character, comfort, and convenience.









To view this property please contact Connells on

**T 01342 325 911**  
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90 London Road  
EAST GRINSTEAD RH19 1EP

EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR405778](https://www.connells.co.uk/Property/EGR405778)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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