



East Grinstead Road, Lingfield

Guide Price £360,000



**MANSELL
McTAGGART**
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This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.





Introducing this attractive and well-maintained three-bedroom detached family residence, pleasantly positioned along a private road within the sought-after and historic village of Lingfield, and offered to the market with the added advantage of no onward chain.

Approached via a private roadway, the property enjoys a generous gravel driveway providing ample off-road parking, complemented by a wraparound garden that enhances both space and privacy. A pathway leads to the rear entrance, currently the principal point of access, opening into a welcoming and practical entrance area, ideal for coats and footwear.

From here, the accommodation flows through to a well-appointed family shower room and a spacious kitchen. The shower room is fitted with a modern suite comprising a WC, wash hand basin, heated towel rail, storage cupboard, and a large shower cubicle. The kitchen offers a comprehensive range of wall and base units with roll-top work surfaces, alongside integrated appliances including double ovens at waist height, hob, fridge/freezer, and washing machine.

The adjoining dining room provides an excellent entertaining space, comfortably accommodating a table for six to eight guests, with additional room for freestanding furnishings. Character is added by an inglenook fireplace, while dual aspect windows allow for an abundance of natural light, creating a bright and inviting atmosphere.



From the dining room, access is provided to both the hallway and the generously proportioned sitting room. The sitting room offers ample space for multiple sofas and associated furniture, and further benefits from a second inglenook fireplace and dual aspect windows, continuing the light and airy feel throughout.

To the first floor, there are three well-proportioned bedrooms. The principal and second bedrooms are both comfortable doubles, while the third bedroom offers flexibility as a large single or small double, and benefits from fitted wardrobes.

Externally, the property is set within approximately a quarter of an acre (tbv), featuring a substantial wraparound garden. The grounds include a generous gravel driveway with parking for several vehicles, mature hedging providing a high degree of privacy, and attractive views over the surrounding countryside to the front.

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.





The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.



- Buyer Fees

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:

- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland. Please click [here](#) for more information.

Material Information.

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.

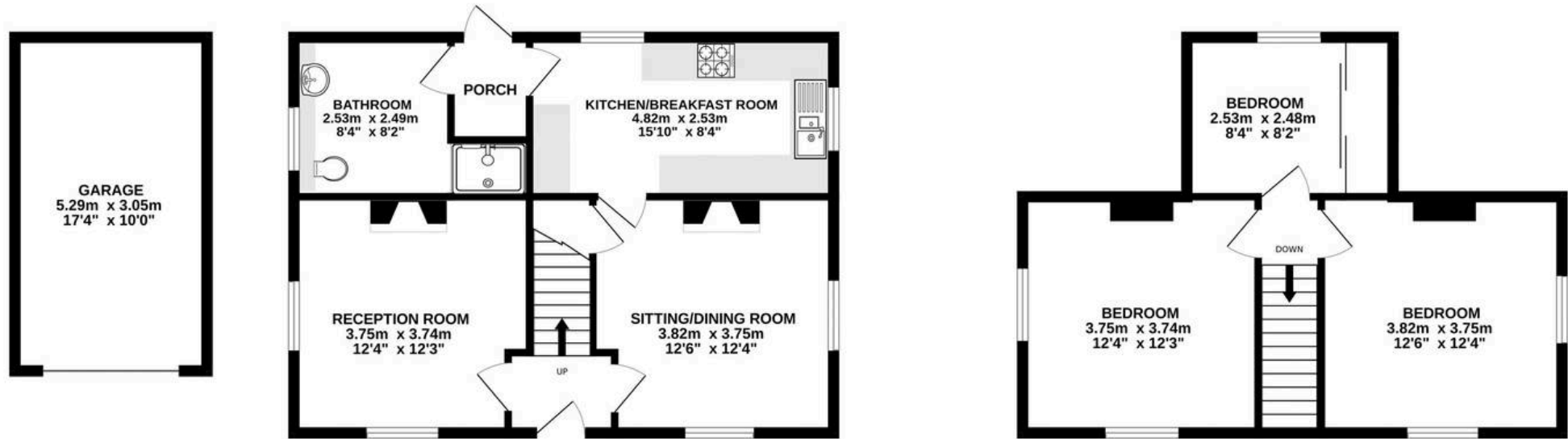


- Being Sold by GOTO Online Auction
- Auction Buyer's fees apply
- Buy-it-Now option available
- NO ONWARD CHAIN
- Three bedroom detached family home
- Substantial ¼ acre plot (tbv)
- Two reception rooms
- Large private gravel driveway
- Fitted kitchen with integrated appliances
- Council Tax Band 'E' and EPC 'F'



GROUND FLOOR
68.6 sq.m. (738 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (428 sq.ft.) approx.



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TOTAL FLOOR AREA : 108.3 sq.m. (1166 sq.ft.) approx.

Whilst every attempt 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.
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