



West Street, Dormansland

Offers in Excess of £425,000

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## West Street

### Dormansland, Lingfield

This beautiful three bedroom semi-detached family homes was originally constructed in circa 1814 and currently occupies a sought-after plot in the picturesque village of Dormansland. Over 200 years old, this property currently offers buyers a unique opportunity to modernise and possibly extend subject to the necessary planning consents.

The accommodation briefly comprises: timber storm porch; dining/reception room with a bay window to the front aspect, feature fireplace and under stair storage cupboard; kitchen/breakfast room with a range of wall and base level units, sink and drainer and a door leading to the side aspect; family bathroom with low-level WC, wash hand basin and bath with overhead shower and large airing cupboard completes the ground floor.

The first floor comprises: master bedroom with a window to the front aspect; double guest bedroom with a window to the rear and a further double bedroom with a window overlooking the rear garden concludes the accommodation.







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Externally, the property further benefits from driveway parking leading to a single garage with an up-and-over door. The secluded rear of the property is mostly laid to an expanse of lawn with a patio abutting the rear of the property.

Council Tax band: D

Tenure: Freehold

- Semi-detached family home
- Built circa 1814
- Three double bedrooms
- Secluded rear garden
- Potential for extension (STPP)
- Driveway parking
- Single garage
- Village location
- Close proximity to local schools
- Walking distance to train station





### Ground Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 92.2 sq. metres (991.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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