



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Lynton Close, East  
Grinstead, West Sussex,  
RH19**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Vendor matched with complete onward chain
- Situated in a lovely quiet close
- Home office/workspace - ideal for home workers
- Detached garage plus gated parking and large driveway
- Very well presented

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 16'3 x 10'9 (4.96m x 3.28m)  
Dining Room: 14'7 x 11'3 (4.45m x 3.43m)  
Kitchen/Breakfast Room: 14'8 x 9'4 (4.47m x 2.85m)

### FIRST FLOOR

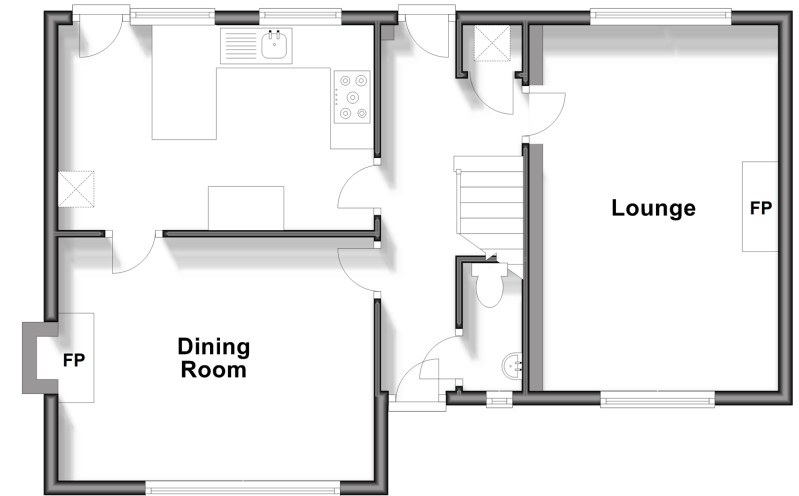
Landing  
Balcony  
Bedroom 1: 13'2 x 11'3 (4.02m x 3.43m)  
En-Suite Shower Room  
Bedroom 2: 14'6 x 9'6 (4.42m x 2.90m)  
Bedroom 3: 11'5 x 8'0 (3.48m x 2.44m)  
Bedroom 4: 8'0 x 6'3 (2.44m x 1.91m)  
Bathroom

### OUTSIDE

Front & Rear Garden  
Detached Garage  
Driveway Parking

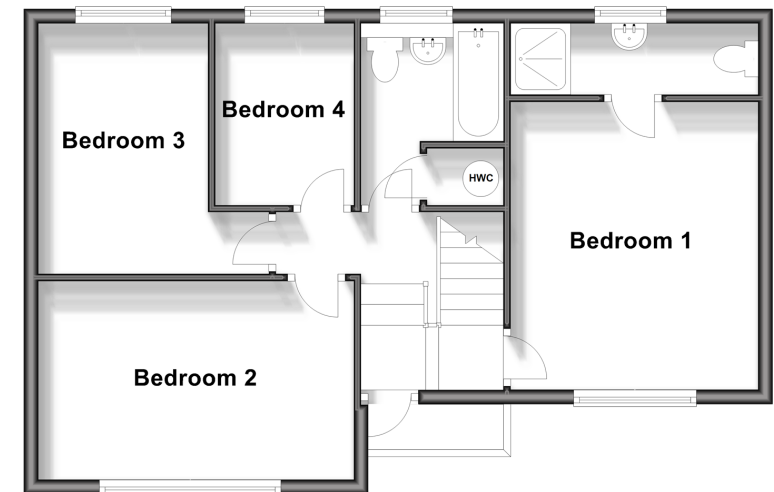
### Ground Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



### Split Level First Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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