**St Nicholas Court**
**Lindfield, West Sussex, RH16 2**

Mark Revill & Co

## St Nicholas Court
Lindfield, RH16 2

**Guide Price £335,000 - Freehold**

A modern 2 double bedroom end of terrace retirement bungalow featuring well planned accommodation based around a square entrance hall. Accommodation comprises a living room with sliding patio door providing access to a private patio area and communal grounds, a modern refitted kitchen with integrated Neff appliances, and a modern shower room. The property further benefits from replacement double glazing and gas fired central heating. The property has the advantage of a private patio adjoining communal grounds, including seating areas, and enjoys a delightful outlook over school playing fields. There is a garage located in a block towards the entrance of the development together with visitor parking.

St Nicholas Court is situated in a quiet tucked-away location within a short walk of the village High Street, which provides a range of everyday shops and services including butcher, baker, greengrocer, supermarket, modern medical centre and churches. The village is well served by a regular bus service providing access to Haywards Heath with its comprehensive range of shops and leisure facilities together with mainline train station.

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**Approximate total area**(1)

599.69 ft²

55.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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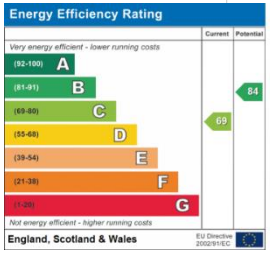


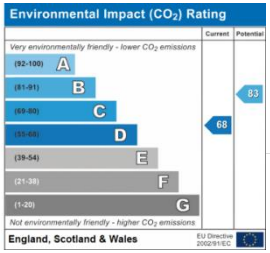


PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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