



The Welkin, Lindfield, West Sussex, RH16 2



Mark Revall & Co

178 The Welkin, Lindfield, West Sussex, RH16 2

£325,000 - Leasehold with share of freehold

A superb 2 bedroom ground floor flat having been built only twelve years ago and therefore benefitting from modern features throughout. The property benefits from a 16ft living room with feature bow window to the front, a fitted kitchen with built in appliances and an en-suite shower room to the master bedroom. Further benefits include double glazing throughout, tv aerial and telephone points in many rooms and a security entry phone system to access the building. The property has an allocated parking space and is bordered by delightful, maintained gardens to the front and rear, together with a terraced patio area to the rear of the building providing space for a table and chairs.

Situated within the popular Welkin development, being within a short walk, accessed via a footpath, of the village High Street which provides a range of everyday shops and services including restaurants and boutique shops. Haywards Heath is a short distance away, providing a comprehensive range of shopping and leisure facilities, an abundance of restaurants and bars, and a mainline train station with fast commuter links to London and the South Coast.



Security front door to:

Communal Entrance Hall Lighting. Staircase to other floors. Private front door to:

Hall Radiator. Telephone point, security entry phone. Built in airing cupboard. Wood effect laminate floor. Door to:

Living Room 16'7" x 10'2" (5.05m x 3.10m) A delightful bright room with bow window to front overlooking manicured gardens. Radiator. Telephone point. Wood effect laminate floor.

Kitchen/Breakfast Room 9'9" x 9'8" (2.97m x 2.95m) A modern fully fitted kitchen with dark granite effect work surfaces comprising long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with cupboards and built in dishwasher and washing machine below. Wall mounted cupboard housing gas fired boiler. Inset 4 ring gas hob with drawers and cupboards below and stainless steel extractor above flanked by fitted wall cupboards. Built in oven with cupboard below, built in microwave above and further cupboard. Integrated fridge and freezer. Ceiling downlighters. Space for table and chairs.

Bedroom 1 11'7" x 10'2" (3.53m x 3.10m) TV aerial and telephone points. Radiator. Door to:

En-Suite Shower Room Suite comprising fully tiled shower enclosure with wall mounted shower and glazed screen, low level wc and wash hand basin with mixer tap and cupboards below. Ladder towel warmer/radiator. Tiled floor. Extractor fan. Ceiling downlighters.

Bedroom 2 9'0" x 8'4" (2.74m x 2.54m) TV aerial and telephone points. Radiator. Double glazed casement doors to outside.

Bathroom White suite comprising 'P' shaped bath with wall mounted shower above in fully tiled surround and curved screen, low level wc and wash hand basin with mixer tap and cupboards below. Wall mounted mirror. Tiled flooring. Extractor fan. Ceiling downlighters. Ladder towel warmer/radiator.

Outside

Allocated Parking Space

Gardens The property benefits from delightful, maintained gardens to the front and rear of the building. Brick built garden store.

Terrace To the rear of the building is a paved terrace accessed from the property and providing an area for table and chairs.

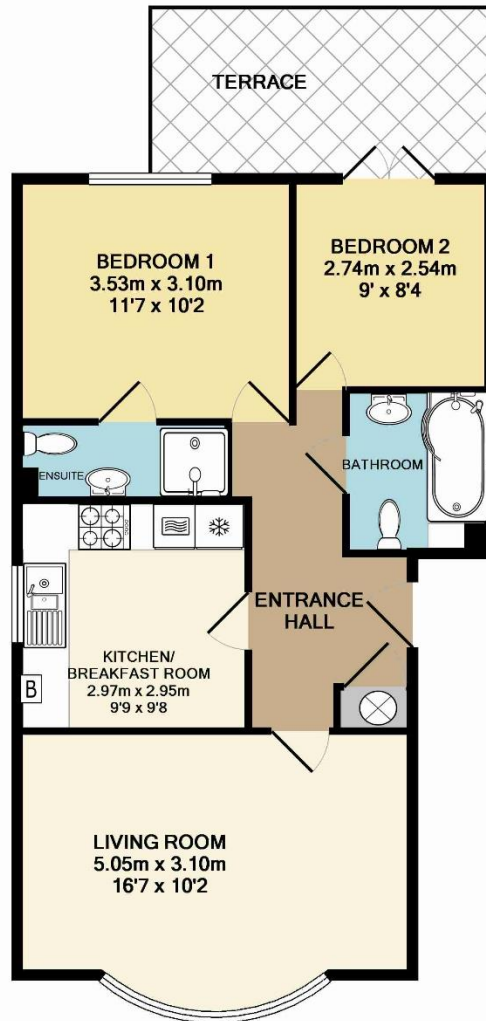
Outgoings

Lease 125 years from 2008 N.B The owner has a 1/5th share of the freehold (Welkin Management Co).

Service Charge £75.00 per month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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 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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