



**138 The Welkin**  
Lindfield, West Sussex, RH16 2PL



**Mark Revill & Co**



## 138 The Welkin

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Guide Price £350,000 - Freehold

A 3 bedroom end of terrace house built by Holman Builders now requiring complete modernisation and improvement. The property benefits from 2 reception rooms, a ground floor cloakroom and bathroom on the first floor. The property offers excellent scope for extension into the loft space (subject to the necessary consents being obtained) and many of the neighbouring properties have converted their front gardens to provide driveway parking. There is an enclosed garden to the rear of the property. The property is brought to the market with the advantage of no onward chain.

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.





Timber front door to:

**Hall** Staircase to first floor with built in understair storage cupboards. Night storage heater. Telephone point. Door to:

**Cloakroom** Suite comprising low level wc and wall mounted wash hand basin. Double glazed replacement window.

**Sitting room** 18'4" x 12'5" into bay window (5.59m x 3.78m) Feature fireplace with tiled inset and timber mantel. Picture rail. Double glazed replacement bay window. Glazed sliding door to:

**Dining Room** 9'10" x 9'10" (3.00m x 3.00m) Picture rail. Door to rear garden.

**Kitchen** 9'10" x 8'4" (3.00m x 2.54m) Double aspect. Inset stainless steel sink unit with double drainer and cupboards below. Plumbing for washing machine. Electric cooker point. Work surface with drawers and cupboards under. Fitted wall cupboards and shelving. Fitted shelved storage cupboard. Wall mounted electric heater. Door to rear garden.

## First Floor

**Landing** Built in airing cupboard. Hatch to roof space.

**Bedroom 1** 12'10" x 12'5" (3.91m x 3.78m) Built in double wardrobe cupboard. Double glazed replacement window.

**Bedroom 2** 12'11" x 9'11" plus door recess (3.94m x 3.02m) Built in double wardrobe cupboard.

**Bedroom 3** 9'11" x 8'5" (3.02m x 2.57m) Wall mounted electric heater.

**Bathroom** Suite comprising panelled bath, low level wc and pedestal wash hand basin. Night storage heater. Wall mounted electric heater. Double glazed replacement window.

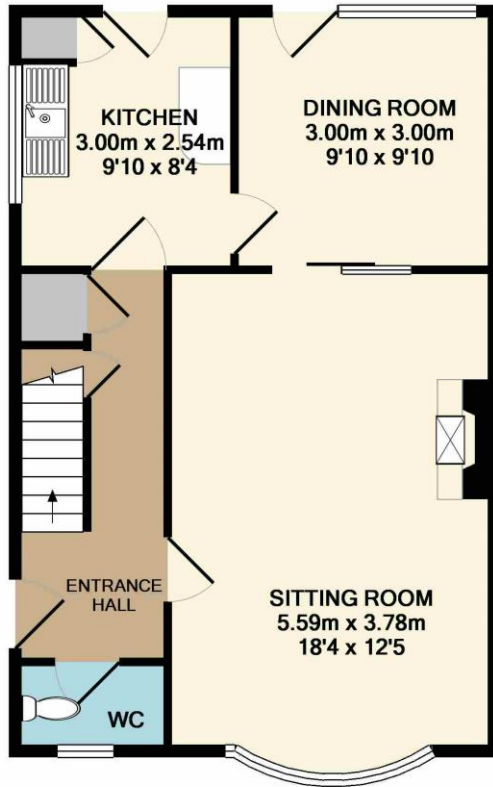
## Outside

**Garage** Located in a nearby block.

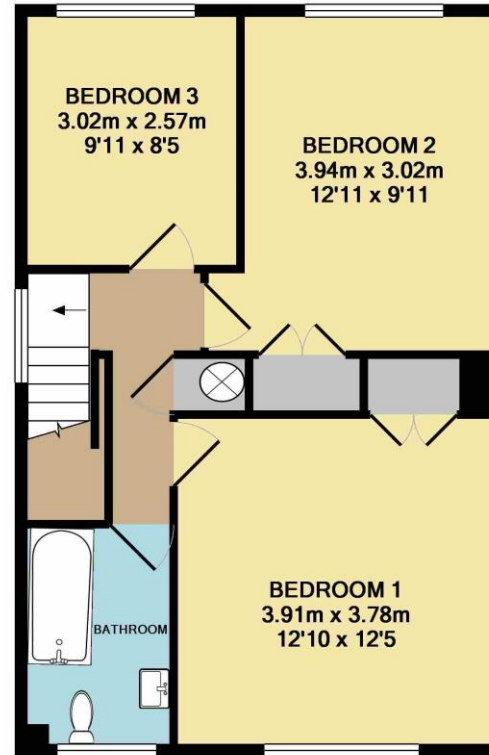
**Front Garden** Good sized area of lawn with pathway to front door, and gate and side access to:

**Side and Rear Garden** Paved terrace adjoining the side and rear of the property. Area of lawn with shrub borders. Fully enclosed by timber fencing with gate to the rear.





GROUND FLOOR  
APPROX. FLOOR  
AREA 48.8 SQ.M.  
(526 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 47.9 SQ.M.  
(515 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.7 SQ.M. (1041 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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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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