



Pelham Road
Lindfield, West Sussex, RH16 2EW



Mark Revill & Co

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Price £270,000 - Long lease & Share of Freehold

A 2 double bedroom first floor maisonette in a detached block consisting of only two properties. The property features a favoured design consisting of a 21ft sitting and dining room to the rear of the property benefiting from a delightful outlook over Lindfield's nature reserve, kitchen, modern wet room and plenty of storage areas. The maisonette benefits from gas fired central heating and replacement double glazing. Outside, there is a built in storage cupboard and a delightful rear garden with paved terrace and area of lawn, considered to be a particular feature of the property, with a favoured southerly aspect.

The property is situated in a popular location of Pelham Road, being within easy reach of Haywards Heath's mainline train station, providing fast commuter links to London and the south coast. Lindfield's picturesque High Street is a short walk providing a range of traditional shops and services including butchers, bakers, post office, modern medical centre and village pubs.



Front door to:

Entrance Lobby Staircase to first floor.

First Floor

Landing Door to built in storage cupboard. Glazed door to:

Hall Fitted storage cupboards. Radiator. Hatch to roof space. Glazed panelled door to:

Sitting & Dining Room 21'4" maximum x 13'9" (6.50m x 4.19m) A lovely bright room with large double glazed picture window looking out towards Lindfield's nature reserve. Feature fireplace with tiled hearth and brick surround. Fitted storage cupboards. Radiator.

Kitchen 9'0" x 7'3" (2.74m x 2.21m) Long fitted work with inset stainless steel sink unit and mixer tap with cupboards and drawer below. Built in oven with 4 ring gas hob above with extractor over, flanked by fitted wall cupboards. Plumbing for washing machine. Built in storage cupboards. Wood effect laminate flooring. Serving hatch to dining area. Double glazed replacement window.

Bedroom 1 14'0" x 10'4" (4.27m x 3.15m) Radiator. Double glazed replacement window.

Bedroom 2 10'6" x 10'2" (3.20m x 3.10m) Radiator. Double glazed replacement window.

Wet Room Wall mounted shower with fully tiled surround, low level wc and wall mounted wash hand basin. Ladder towel warmer/radiator. Double glazed replacement window.

Outside

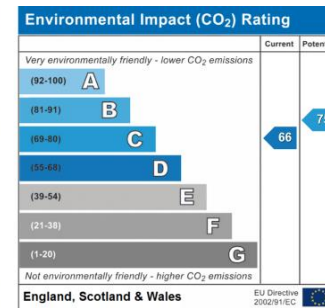
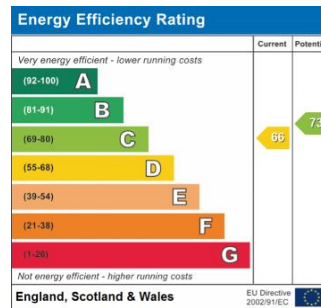
Rear Garden A delightful south facing garden with paved terrace and area of lawn with mature hedge and shrub borders. Greenhouse. Backing onto Lindfield's nature reserve.

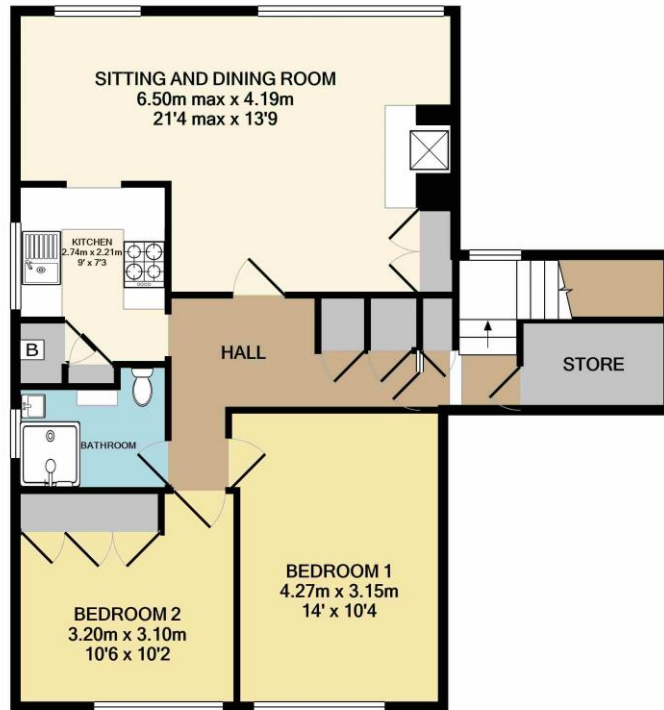
Outgoings

Maintenance Self maintaining.

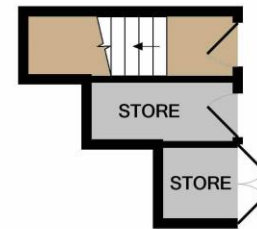
Lease 999 years from 1962.

Share of Freehold





1ST FLOOR
APPROX. FLOOR
AREA 70.0 SQ.M.
(753 SQ.FT.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 6.4 SQ.M.
(69 SQ.FT.)



TOTAL APPROX. FLOOR AREA 76.4 SQ.M. (823 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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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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