



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



**Mark Revill & Co**



## St Nicholas Court

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Price £295,000 - Freehold

A 2 double bedroom terraced bungalow in this favoured retirement development with well planned accommodation accessed by a large hallway. Accommodation comprises of a 13ft sitting room, kitchen/breakfast room and modern refitted shower room. The property further benefits from gas fired central heating, replacement double glazed windows throughout and an emergency call system. Outside there is a private patio area with a pleasant outlook over the adjoining playing fields.

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, greengrocers, 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.



**Recessed Covered Entrance** Double glazed replacement front door to:

**Hall** Radiator. Built in coats cupboard. Built in airing cupboard. Drop down hatch to roof space. Emergency call system. Door to:

**Sitting Room** 13'5" x 11'2" (4.09m x 3.40m) Feature brick fireplace. TV aerial point. 2 radiators. Double glazed replacement window and sliding patio door to outside.

**Kitchen/Breakfast Room** 10'0" x 9'11" (3.05m x 3.02m) Long fitted work surface with inset stainless steel sink unit with drawers, cupboards and plumbing for washing machine below. Electric cooker point. Further work surface with drawers and cupboards under. Range of fitted wall cupboards. Wall mounted gas fired boiler. Radiator. Space for upright fridge/freezer. Double glazed replacement window.

**Bedroom 1** 12'0" x 11'0" (3.66m x 3.35m) Built in wardrobe cupboards. Radiator. Telephone point. Double glazed replacement windows.

**Bedroom 2** 10'4" x 9'0" plus door recess (3.15m x 2.74m) Double aspect. Radiator. Double glazed replacement windows.

**Modern Shower Room** Suite comprising fully tiled shower enclosure with wall mounted shower and glazed door, low level wc and pedestal wash hand basin. Tiled flooring. Radiator. Light/shaver point. Extractor fan. Emergency call system.

### Outside

**Private Patio** Terraced patio area with timber garden shed and pleasant outlook over adjacent playing fields.

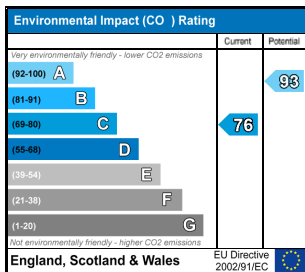
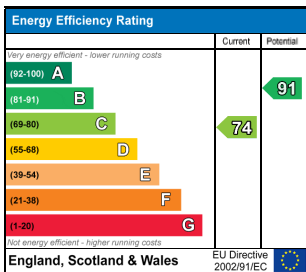
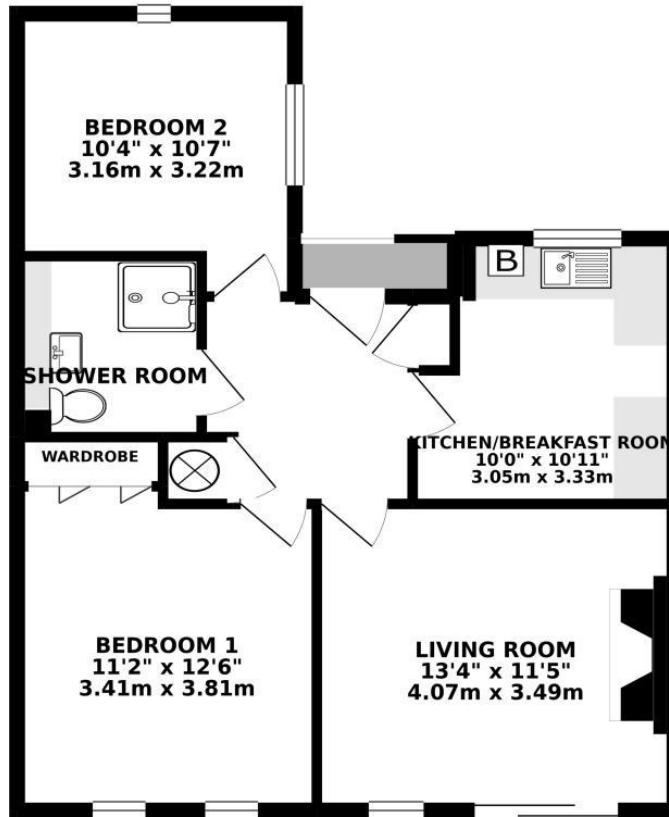
**Communal Gardens** The main garden areas are communal and maintained under the management scheme and consist of a well planted central courtyard with a variety of established trees and shrubs. Seating areas.

**Service Charge** The current charge is £165.78 per month and includes external buildings maintenance and decoration, gardening, alarm, estate lighting and building insurance.





GROUND FLOOR 598.29 sq. ft.  
( 55.58 sq. m. )



TOTAL FLOOR AREA : 598.29 sq. ft. ( 55.58 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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