



Appledore Gardens
Lindfield, West Sussex. RH16 2EU



Mark Revill & Co

Appledore Gardens

Lindfield, West Sussex. RH16 2EU

Guide Price £270,000 - Leasehold

A spacious ground floor flat requiring some updating with the benefit of its own entrance, front and rear gardens. The accommodation incorporates a spacious sitting/dining room, kitchen, 2 bedrooms and bathroom. The property also has the benefit of gas fired central heating and double glazing throughout. There is potential to create off street parking to the front if required subject to obtaining the usual consents.

Situated in this sought after location just a short walk to the historic High Street with a range of amenities and Haywards Heath mainline railway station (providing a fast a frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath also offers a Sainsbury's and Waitrose superstore, leisure complex, a range of shops, bars and restaurants. Lindfield boasts a range of independent shops, inns, medical centre, parish church, 2 primary and a secondary school. The A23 lies 5.7 miles to the west and provides direct access to the motorway network, Gatwick Airport is 13.6 miles to the north whilst the cosmopolitan city of Brighton and the south coast are a similar distance to the south.



GROUND FLOOR FLAT

Replacement Front door to:

Entrance Hall Radiator.

Sitting/Dining Room 18'3" x 10'11" (5.56m x 3.33m) Electric fire with tiled surround and hearth and pine mantle. Telephone point. Radiator. Double glazed window to front. Door to inner hall.

Kitchen 11'7" x 7'4" maximum (3.53m x 2.24m) Stainless steel sink unit with mixer tap, adjacent work surfaces with cupboards under and space and plumbing for washing machine. Further work surface with cupboards, drawers and open shelving under and matching eye level wall cupboards and open shelving above. Space for cooker and upright fridge/freezer. Built in cupboard housing wall mounted Worcester gas boiler, fuses and electric meter. Radiator. Double glazed window. Vinyl flooring.

Inner Hall Airing cupboard housing pre-insulated hot water cylinder, slatted shelving.

Bedroom 1 11'11" x 10'11" (3.63m x 3.33m) Telephone point. Double glazed window overlooking rear garden.

Bedroom 2 11'7" x 8'10" (3.53m x 2.69m) Radiator. Double glazed window overlooking rear garden.

Bathroom Panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level wc. Radiator. Double glazed window. Vinyl flooring.

OUTSIDE

Front Garden Largely paved interspersed with areas of stones, bark chippings and shrubs. Wall to front.

Note: Parking for 2-3 vehicles could be created to the front subject to obtaining the usual consents.

Rear Garden 23'7" x 18'6" (7.19m x 5.64m) Mainly paved with central and bordering stone filled areas with shrubs. Small timber storage unit. Fully enclosed by low level timber fencing.

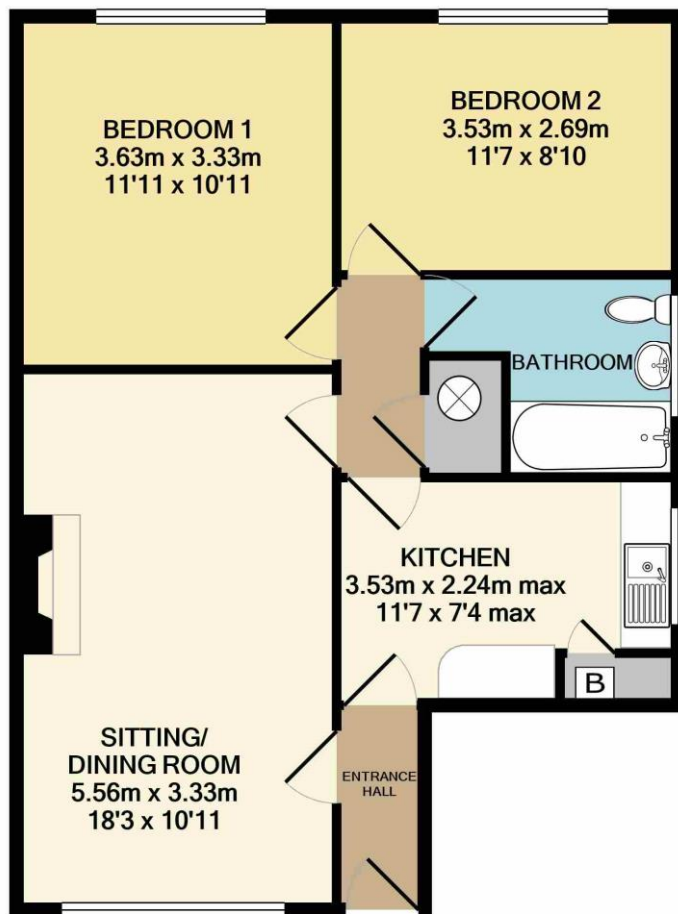
OUTGOINGS

Lease 999 years from 29th September 2008.

Ground Rent £7.95 per half year.

Maintenance A management company is shared between this property and the first floor property and costs for any works are shared.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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 58.0 SQ.M. (624 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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