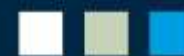




**The Welkin**  
Lindfield, West Sussex, RH16 2PW



**Mark Revill & Co**



## The Welkin

Lindfield, West Sussex, RH16 2PW

**Guide Price £205,000 - Leasehold**

A well laid out one double bedroom first floor flat benefitting from its own private entrance. The accommodation comprises a 16ft living room, modern fitted kitchen, bathroom and ground floor entrance hall providing space for coat hanging and shoe storage. The property benefits from replacement double glazing throughout and night storage heating. The current owner rents a nearby garage, and it is understood that this arrangement may be transferable to the new owner. Outside, there are areas of communal gardens surrounding the property.

The property is situated in a desirable, sought after location being within a short stroll of the village High Street offering a range of traditional shops and services including butcher, baker, greengrocer and supermarket together with a modern medical centre. There is a regular bus service (with a stop at the entrance to The Welkin) to Haywards Heath which provides a comprehensive range of shopping and leisure facilities together with a mainline train station with a frequent service to the South Coast and London.



Double glazed replacement front door to:

**Entrance Hall** Night storage heater. Wood effect laminate flooring. Staircase to first floor.

### First Floor

**Hall** Hatch to roof space. Built in storage cupboards. Built in airing cupboard. Telephone point. Night storage heater. Double glazed replacement window. Door to:

**Living Room** 16'3" x 10'8" (4.95m x 3.25m) A bright room with wood effect laminate flooring. TV aerial point. Night storage heater. Double glazed replacement window.

**Modern Kitchen** 11'9" x 7'9" (3.58m x 2.36m) Long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with drawers, cupboards and plumbing for washing machine below. Inset 4 ring electric hob with oven below, and extractor above, flanked by fitted wall cupboards. Further fitted wall cupboards. Space for upright fridge/freezer. Double glazed replacement window.

**Double Bedroom** 12'3" x 10'8" (3.73m x 3.25m) Night storage heater. Double glazed replacement window with outlook over communal gardens.

**Bathroom** White suite comprising panelled bath with mixer tap, low level wc and pedestal wash hand basin. Electric towel warmer. Wall mounted heater. Double glazed replacement window.

### Outside

**Garage** The current owner rents a nearby garage for £130 per quarter ; which is understood to be transferable to the new owner.

**Communal Gardens** Laid to lawn with shrub borders.

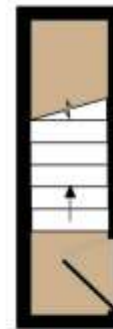
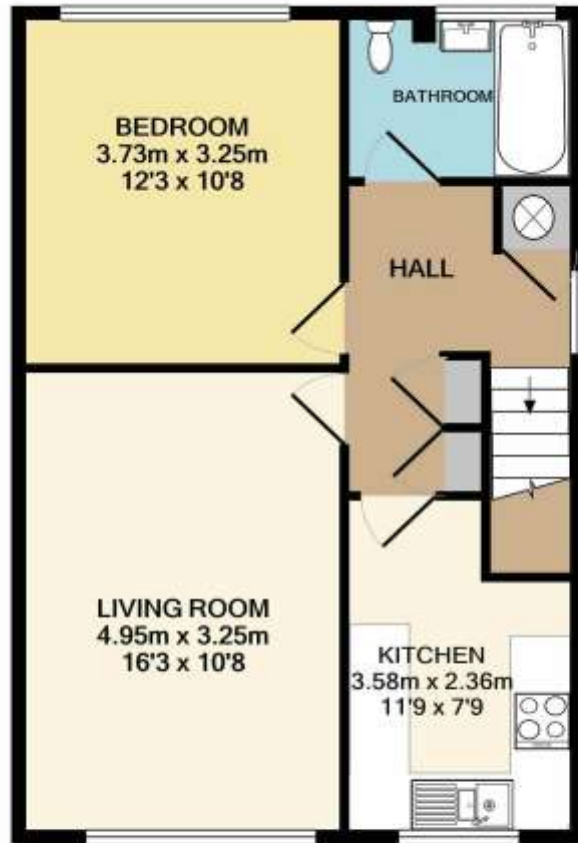
### Outgoings

**Ground Rent** £12.50 per quarter

**Service Charge** £237.31 per quarter





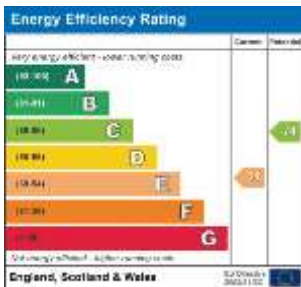


1ST FLOOR

ENTRANCE FLOOR

TOTAL APPROX. FLOOR AREA 52.1 SQ.M. (561 SQ.FT.)

While 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.  
Made with AutoCAD 2007



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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