



Barncroft Drive
Lindfield, West Sussex. RH16 2

 Mark Revall & Co

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Guide Price £279,950 - Leasehold

This well presented modern 2 bedroom first floor apartment was built by Barratt Homes in 2012 to their 'Escombe' design and benefits from its own private entrance and car port with drive and parking for 2 cars. There is a large open plan fitted kitchen/dining/living room with integrated appliances, 2 bedrooms with built in wardrobes and a bathroom with a deep storage cupboard. Further benefits include gas heating, double glazing and no onward chain.

Barncroft Drive is situated in the popular Limes development, just a short walk from the village High Street with supermarket, butchers, greengrocers, coffee shops, restaurants and a range of boutiques. Nearby there is also the Common, several churches, pubs and good local schools. Haywards Heath is just over a mile away providing further comprehensive shopping and leisure facilities including a modern Waitrose store and a mainline railway station providing a fast link to central London and the south coast.



Part glazed uPVC front door to:

Entrance Hall Radiator. Fuse board. Stairs to first floor.

First Floor

Kitchen/Dining/Living Room 19'5" x 13'3" (5.92m x 4.04m)

Kitchen Area Modern units comprising stainless steel one and a half bowl sink unit with drainer and mixer tap. Adjacent work surface with cupboards and drawers under, integrated dishwasher, washer/dryer and fridge/freezer. Brushed steel 4 burner gas hob with fan assisted electric oven under and concealed extractor hood above. Further matching eye level wall cupboards. Cupboard housing wall mounted gas Potterton combination boiler. Ceiling downlighters. Tiled flooring. Double glazed window.

Living/Dining Area 2 radiators. TV aerial and telephone points. Double glazed window. Deep recess over stairwell.

Inner Hallway Drop down hatch with ladder to part boarded roof space.

Bedroom 1 13'1" x 7'11" (3.99m x 2.41m) Built in double wardrobe. TV aerial and telephone points. Radiator. Double glazed window.

Bedroom 2 9'7" x 9'2" (2.92m x 2.79m) Built in triple wardrobe. Radiator. Double glazed window with deep sill.

Bathroom White suite comprising panelled bath with mixer tap and shower attachment, glazed screen, fully tiled. Pedestal wash hand basin with mixer tap and tiled splashback. Low level wc. Double glazed window. Radiator. Ceiling downlighters. Tiled flooring. Extractor fan. Deep shelved storage cupboard.

Outside

Carport Parking for 2 vehicles.

Bike Store

Outgoings

Lease 155 years from 2012.

Service Charge £770.94 per annum.

Ground Rent 327.88 per annum.

Managing Agents Charmonix Estates, The Maltings Hyde Hall Farm, Sandon, Herts, SG9 0RU. Tel: 03303 800595.



616 sq.ft. (57.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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