



10B Pelham Road, Lindfield, West Sussex, RH16 2ER

Mansell McTaggart Lindfield

Price £280,000 Leasehold



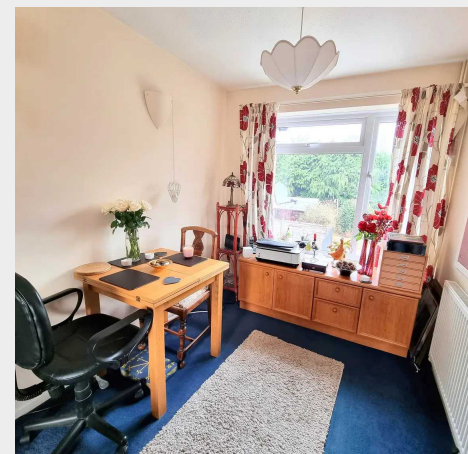


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A pleasant 2 double bedroom first floor maisonette with lawned Rear Garden situated in a popular and convenient location.

The accommodation comprises: Front door into **Entrance Lobby**, stairs to the first floor landing. Windows to each side, deep storage cupboard with lighting, further cupboard housing fuse box and electric meter. Inner door into the **Entrance Hall** radiator, side window, storage cupboard with 'Worcester' gas fired boiler, spacious linen cupboard and hatch to generous roof space. **Bedroom 1** window to front, radiator and excellent fitted wardrobes with vanity area. **Bedroom 2** window to rear and radiator. **Shower Room** re-fitted in 2016 with a white suite, shower with unit, low level WC, wash basin, heated towel rail, tiled walls and floor. **Kitchen** re-fitted in 2016 with units at eye and base level, worksurfaces, sink unit, space and plumbing for washing machine, space for electric cooker and space for tall fridge freezer, rear window and slimline storage cupboard. **Sitting / Dining Room** double aspect with front and rear windows allowing lots of natural first floor light, open fireplace with hearth and mantle, space for table and chairs, 2 radiators and telephone point.

**Benefits** include gas central heating to radiators (new boiler 2019), double glazed windows (2004) and excellent potential to create your own home! Walking distance of a mainline railway station, local schooling and picturesque village High Street.





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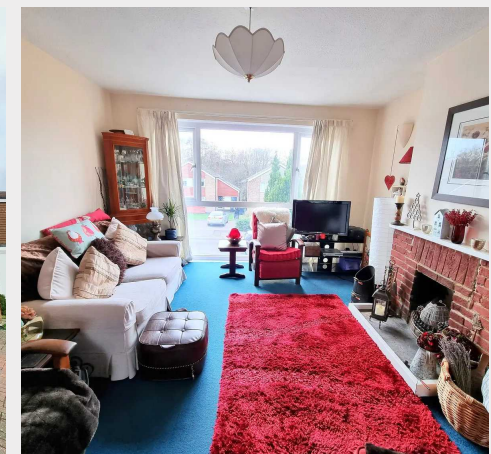
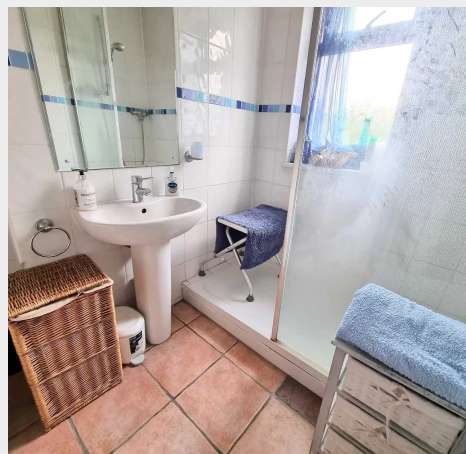
**Outside:** To the front are 2 very useful storage cupboards with a side path leading around to the private **Rear Garden** (26' deep x 38' wide) which is North East facing with a spacious area of lawn plus fenced and mature hedged boundaries.

**Tenure:** Leasehold (999 years from 1960)

**Ground Rent:** £20.00 pa payable to Northwood Enterprises

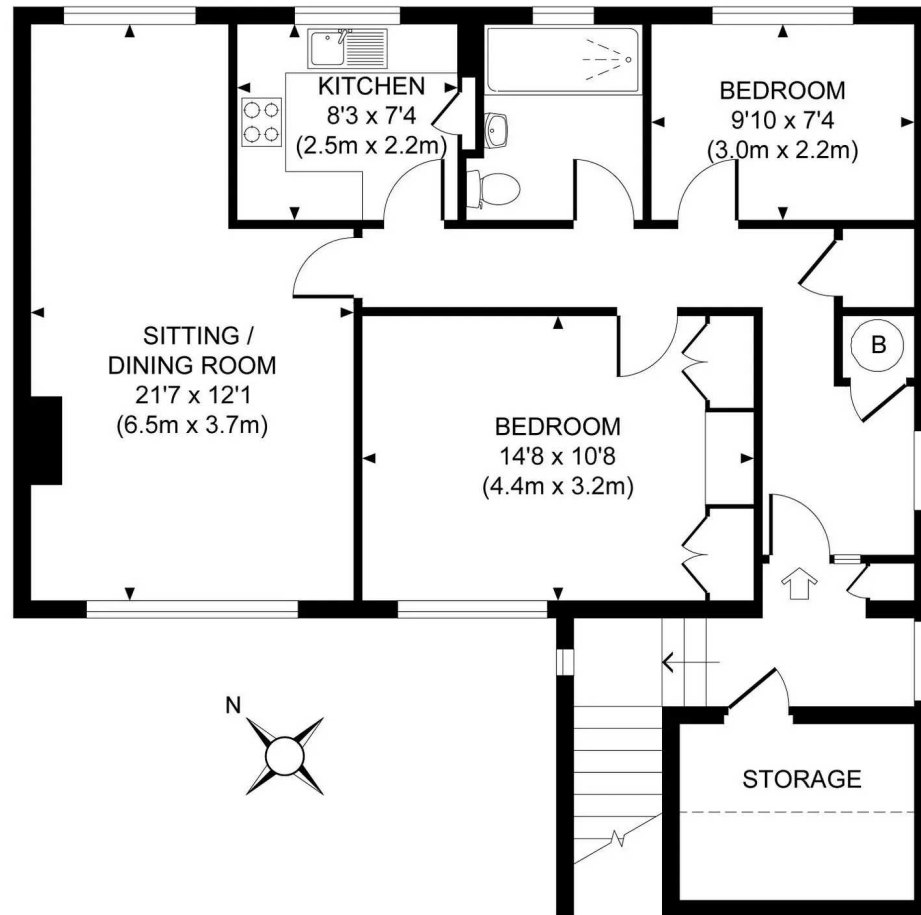
**Service Charge:** Self-maintaining

- 2 double bedroom first floor maisonette
- Entrance lobby + outside storage cupboards
- First floor landing + deep storage cupboard
- Double aspect Sitting / Dining Room
- Kitchen + space for domestic appliances
- White Shower Room
- Gas fired central heating to radiators
- Double glazed uPVC windows
- Sunny 26' deep x 38' wide lawned Rear Garden
- Popular and convenient village location
- Walking distance to the High Street, Schooling and mainline railway station
- Long 999 year lease from 25th June 1960
- EPC rating: C and Council Tax Band: B





Approximate Gross Internal Area  
695 sq ft / 64.6 sq m



## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

