



6A Pelham Road, Lindfield, West Sussex, RH16 2ER

Mansell McTaggart Lindfield



Price £325,000 Leasehold



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EPC Rating: E and Council Tax Band: B

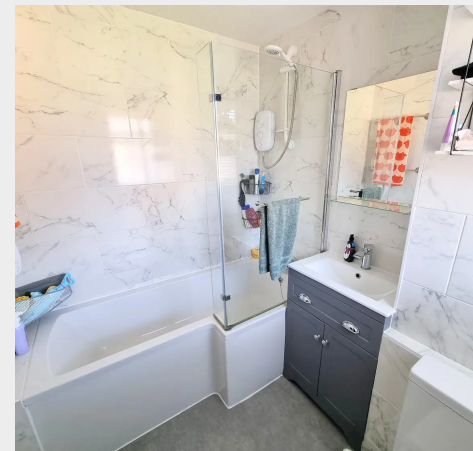
CORNER PLOT + OFF ROAD PARKING

A well presented 2 double bedroom ground floor garden maisonette on a generous corner plot conveniently situated within walking distance of the picturesque High Street, highly regarded schooling and Haywards Heath mainline railway station. The property is one of the more desirable ground floor versions of these spacious maisonettes and benefits from a private and enclosed adjoining rear garden plus **Off Road Parking for 3 vehicles** - a luxury seldom found with these properties. The well proportioned accommodation briefly comprises: a spacious Entrance Hall which is used as a **Home Study** double aspect with storage, inner door into a hallway with storage, an open plan **Sitting / Dining Room** open fireplace and double doors out to the garden, a modern re-fitted double aspect **Kitchen / Breakfast Room** with a range of units and space for domestic appliances, **2 Double Bedrooms** and a **Bathroom** re-fitted with a modern white suite, enclosed bath, shower unit and screen, low level WC wash basin, heated towel rail and opaque side window. Additional benefits include uPVC double glazed windows / external doors and programmable electric radiator heating.

Tenure: Leasehold (999 years from new)

Maintenance: Self-maintaining

Ground Rent: £20.00 pa payable to Northwood Enterprises



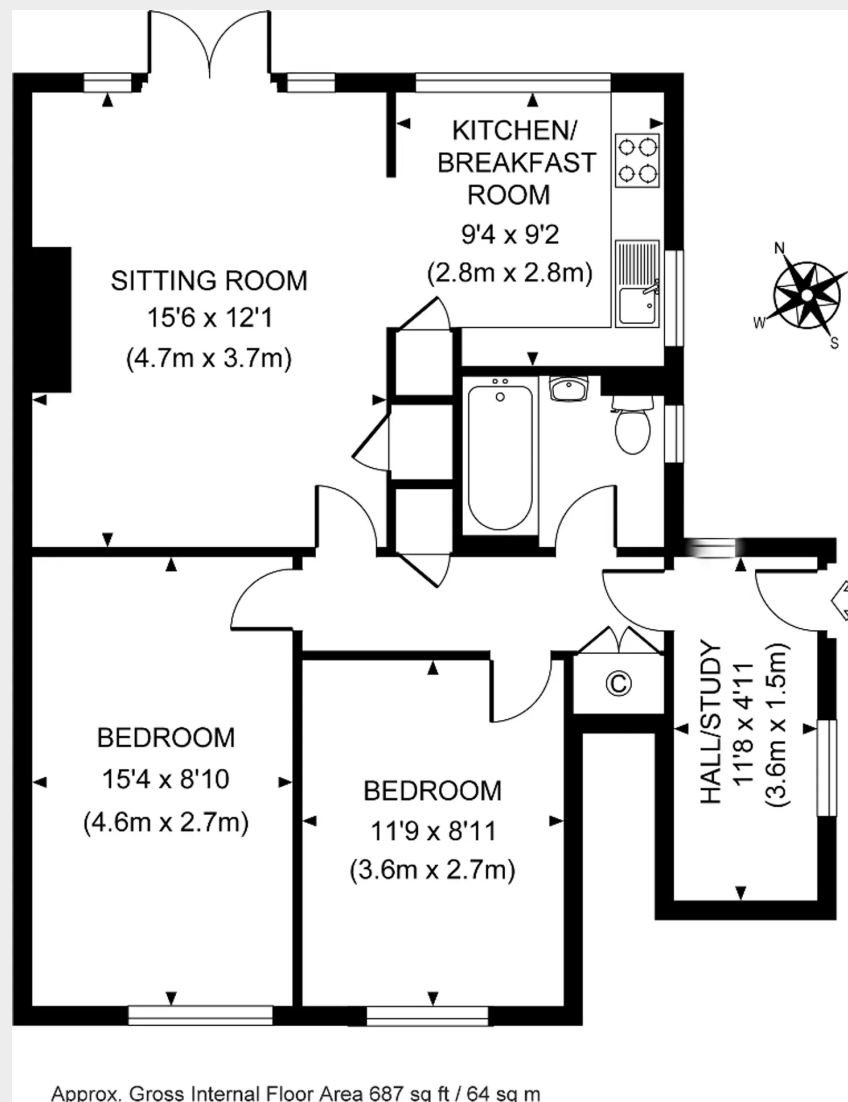
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OUTSIDE: corner plot front garden with front and side shaped lawns, side gate into the enclosed 30' x 22' landscaped **Rear Garden** which is a particular feature of this property laid to paved patio adjoining the property, lawn and further sunny patio at the top with timber garden shed. Gate to **Parking Area**.

LOCATION The property occupies a corner plot at the eastern end of Pelham Road and is surrounded by properties of similar style and size. Pelham Road runs between Appledore Gardens and Backwoods Lane on the southern side of Lindfield village. The picturesque village High Street with its historic houses, boutiques, shops, ancient church, village hall and several inns is within half a mile. The village also has excellent primary and secondary schools, numerous sports clubs and leisure groups and several events take place each year on the village common where there are also tennis courts available for use by the public.

The property is also conveniently placed within walking distance of Haywards Heath mainline railway station which provides fast and regular services to London (Victoria/London Bridge approximately 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton approximately 20 mins). Haywards Heath town centre is just over 1½ miles distant where there is a more comprehensive range of shops, stores, restaurants, cafes and bars. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately six miles to the west at either Bolney or Warninglid and giving swift access to Gatwick Airport and the M25.





Mansell McTaggart Estate Agents

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