



## 6 Green Meadows The Welkin, Lindfield, RH16 2PE

Mansell McTaggart Lindfield

Price £289,950 Leasehold



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**EPC Rating: D and Council Tax Band: C**

**A bright and airy tucked away 2 double bedroom South West facing first floor maisonette, built by Messrs. Holman in the 1970s. NO CHAIN**

Private front door flanked by well tended gardens.

**Entrance Lobby** space for coats and shoes, stairs up to **First Floor: Hallway** with airing cupboard and shelving, further storage cupboard, access to generous insulated loft space with lighting. **Sitting / Dining Room** a spacious and bright room, feature fireplace, space for sofas and dining table, windows with front views. **Kitchen / Breakfast Room** fitted range of wall and base units, space and plumbing for washing machine and dryer, sink / drainer, worksurfaces, 4-ring gas hob and oven below and gas combination boiler. **Bedroom 1** double bedroom, range of built-in wardrobes and front window. **Bedroom 2** 2 built-in double wardrobes and rear window. **Bathroom** fitted coloured suite, enclosed bath, mixer tap and shower attachment, low level WC, wash basin, cupboard, heated towel rail and opaque window.

**Tenure: Leasehold. Service Charge: £288.56 + Ground Rent: £25.00 + Reserve Fund: £50.00** (all per quarter Payable to Hamways Limited, Hamways House, 104 Station Road East, Oxted, Surrey, RH8 0QB – Tel: 01883 730890 )



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**Benefits** : gas central heating to radiators and double glazing. The apartment had a **125 year lease extension from 24th June 2001**

**OUTSIDE** - To the front is a spacious area of **Residents Parking** plus well maintained communal gardens laid to lawn with plants, flowers and shrubs. *\*\*The owner rents a Garage nearby for £150.00 per quarter (potentially available for new owner)\*\**

**LOCATION** - Green Meadows is tucked away off The Welkin overlooking an area of green. The Welkin is approached via Hickmans Lane and is within a short walk of Lindfield's tree-lined High Street with its historic houses, buildings, traditional shops, tea rooms and boutiques. The village also has a church, village hall, several public houses, numerous sports and leisure groups plus the long established Bonfire Society. By road, access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

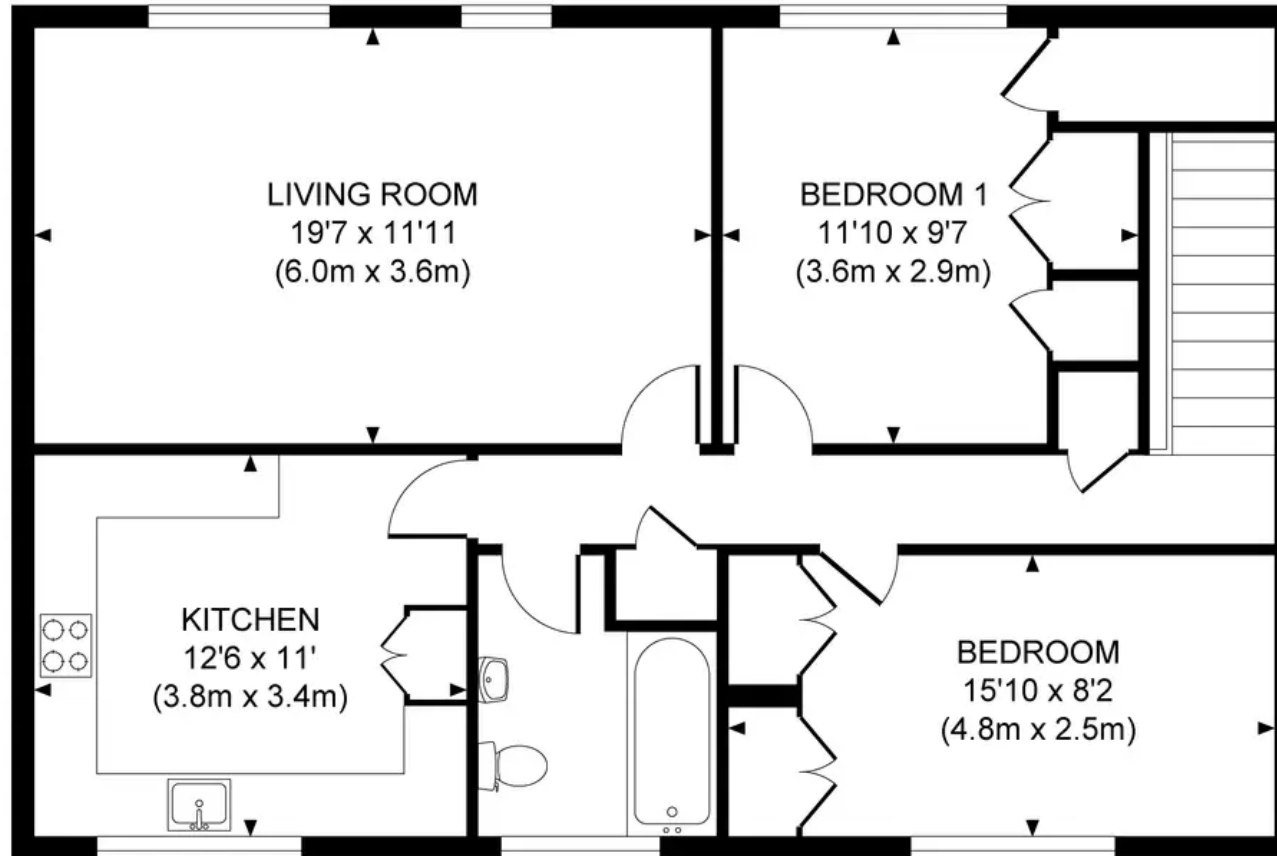
**SCHOOLS** - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.1 miles), Oathall Community College Secondary School (1 mile). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College(2.7 miles).

**STATION** - Haywards Heath mainline railway station (1.5 miles)providing fast and regular services to London (London Bridge/Victoria47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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Approximate Gross Internal Area  
833 sq ft / 77.4 sq m



## Mansell McTaggart Estate Agents

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