



7 Green Meadows, The Welkin, Lindfield, RH16 2PE

Guide Price **£339,950** Leasehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

Leasehold: 125 years from 24th June 2001

**A well presented 2 double bedroom ground floor
maisonette tucked away in a sought after village
location built by Messrs. Holman in the 1970s.**

AVAILABLE WITH NO CHAIN.

- **Private Entrance** with front door into the Hall with a useful double storage cupboard
- Spacious bay fronted **Sitting / Dining Room** overlooking the front gardens
- **Kitchen / Breakfast Room** re-fitted with a range of units at eye and base level, integral fridge, freezer, washer/dryer, oven, grill and microwave. Wine rack, sink unit, 4-ring gas hob, cupboard housing 'Glow Worm' gas fired boiler and rear window
- **Bedroom 1** fitted double wardrobes and dresser, further built-in storage plus door into the **En-Suite Cloakroom/WC** fitted white suite, low level WC and wash basin
- **Bedroom 2** front window and deep storage cupboard
- **Bathroom** re-fitted white suite, bath, shower unit and screen, low level WC, wash basin, drawers, heated towel rail and opaque rear window
- Gas fired central heating to radiators + double glazed windows
- **Communal Gardens** laid to areas of lawn with several seating areas
- **Residents Parking Area**
- Walking distance to village facilities



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EPC Rating: D and Council Tax Band: C

**Service Charge: £288.56 + Ground Rent: £25.00 +
Reserve Fund: £50.00 (all per quarter)**

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)

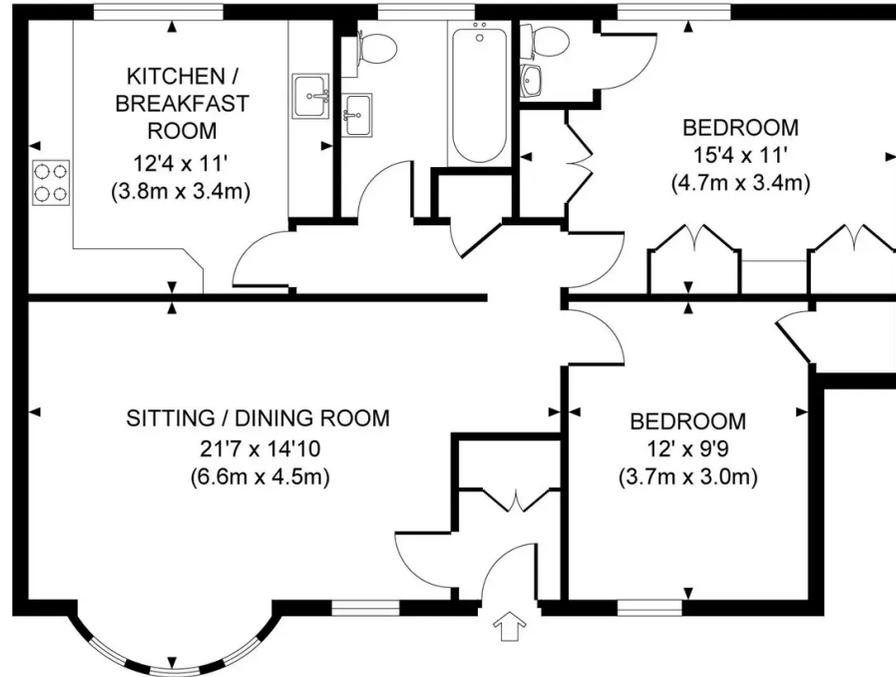
STATION

Haywards Heath mainline railway station (1.5 miles) providing fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins)





Approximate Gross Internal Area
802 sq ft / 74.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Estate Agents

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