



Flat 3, Max Court
178 The Welkin, Lindfield, RH16 2PW

Mansell McTaggart Lindfield

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McTAGGART**
Trusted since 1947

Price £329,950

Leasehold + Share of Freehold



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****PLEASE WATCH VIEWING VIDEO****

An excellent 2 Double Bedroom, 2 Bath/Shower Room first floor apartment built in 2008 with long 999 year Lease and Share of Freehold. NO CHAIN

This superb apartment benefits from modern features throughout and enjoys a living room with an open outlook over the front gardens.

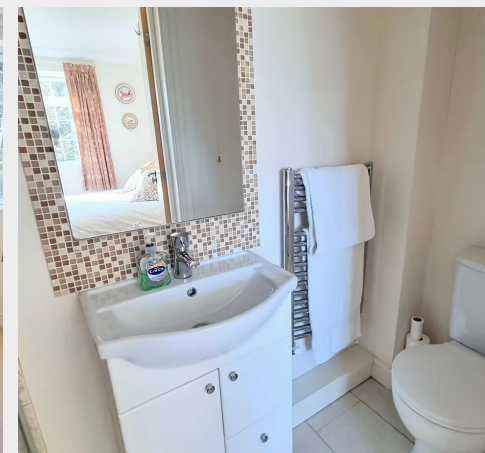
The accommodation comprises: **Security Entrance** with communal hallways, stairs to first floor, private front door into the **Hall** intercom, radiator, fuse box and airing cupboard with tall hot water cylinder.

Living Room with space for sofas plus table and chairs, oak effect flooring and radiator.

Kitchen/Breakfast Room a fitted range of soft close cupboards and drawers, granite worksurfaces, integral oven/grill/microwave, 4-ring gas hob, washer dryer, dishwasher and space for tall fridge freezer. Cupboard housing 'Alpha' gas boiler.

Bedroom 1 rear window and radiator. **En-Suite Shower Room** fitted white suite. **Bedroom 2** rear window and radiator. Separate **Bathroom** with shaped bath, low level WC, wash basin, cupboards drawers, heated towel rail and extractor.

Further benefits include double glazing throughout, TV aerial and telephone points in many rooms and a security entry phone system. **Allocated Parking Space** and a single **Garage** to the rear. There is a communal brick built store and delightful **Communal Gardens** to the front and rear. **Service Charge: £130.00 pcm**



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EPC Rating: B and Council Tax Band: C

LOCATION

Max Court is a tucked away modern block of just 5 apartments which forms part of the desirable Welkin development located just off Hickmans Lane to the North/West of the High Street. There are several pedestrian walkways behind giving swift access through to the picturesque High Street where there are several churches, pubs, restaurants, pubs, boutiques and a traditional range of shops. The village has a landmark duckpond, the common (which hosts several events throughout the year) and is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts, villages and the River Ouse.

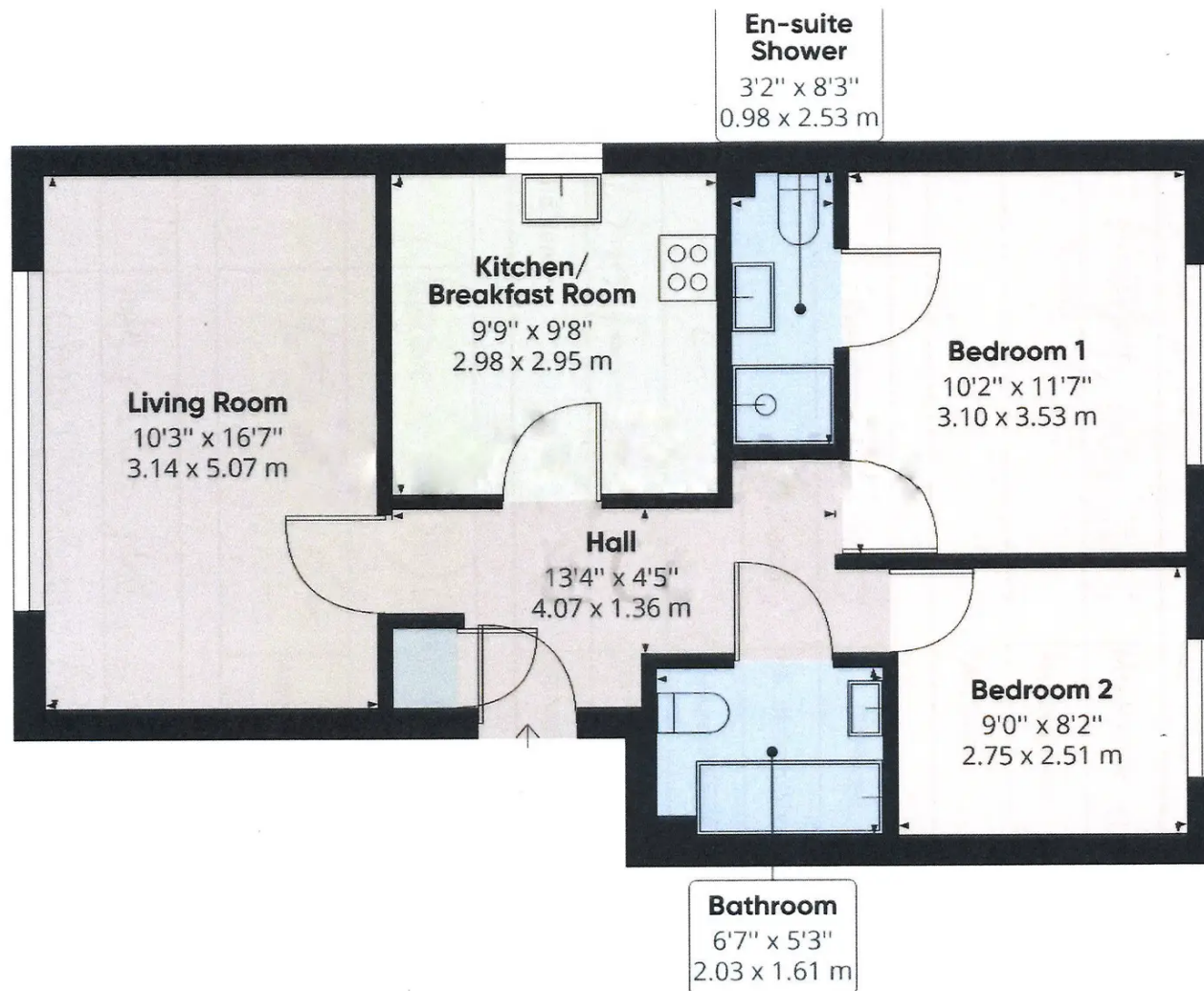
BUS there is a bus service runs along nearby Hickmans Lane linking with Haywards Heath Town centre (1.5 miles), railway station, hospital and neighbouring towns.

SCHOOLS are well represented in the area and the village has two excellent primary schools, Oathall Community college with its farm and there are several excellent independent schools within the district.

ROAD access to the major surrounding areas can be swiftly gained via the B2028, B2112, A272 and A/M23 which lies about 7 miles to the west at Warninglid or 8 Miles to the north at Maidenbower (junction 10A).

Distances (in miles approx). Haywards Heath Railway station 1.5, Gatwick airport 14 and Brighton seafront 15





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