



**22b Pelham Road, Lindfield, West Sussex, RH16 2ER**

Mansell McTaggart Lindfield

**Price £285,000 Leasehold**





## 22b Pelham Road, Lindfield, West Sussex, RH16 2ER

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

A well presented 2 double bedroom First Floor maisonette situated in a popular village location.

Conveniently situated within walking distance of the picturesque High Street, village Common, Pond, highly regarded Schooling + Haywards Heath mainline railway station.

The accommodation comprises:

- **Entrance Lobby** with adjoining generous storage cupboards (excellent potential to open up creating a larger Lobby / Study)
- Stairs to **First Floor Landing** storage, central heating controls and loft hatch
- **2 Double Bedrooms** (one with storage)
- Open plan **Sitting / Dining Room** with large rear window overlooking gardens
- Double aspect **Kitchen** fitted with a range of units at eye and base level, space for domestic appliances, sink unit, 5-ring gas hob, built-in oven, space and plumbing for washing machine
- **Bathroom** fitted with a white suite, enclosed bath, 'Aquatronic' electric shower unit, low level WC and wash basin, radiator and opaque side window
- **Outside** - A side path leads around to the 34' wide x 19' deep **Rear Garden** laid to patio and lawn





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

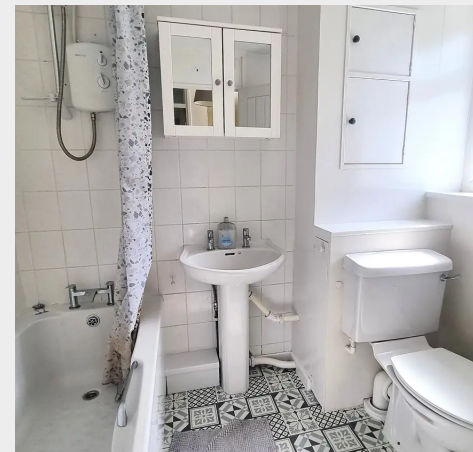
**Leasehold** ( 999 year lease from 1962 ). **Self-maintaining** and **Ground Rent** £20.00 pa

**LOCATION** - The property occupies a pleasant position midway along 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.

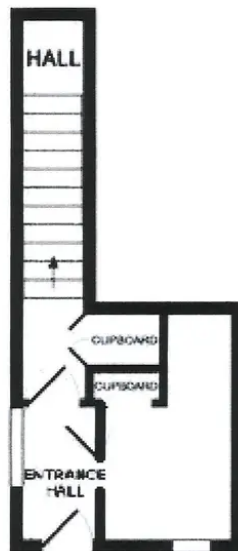
**STATION** - Conveniently placed within walking distance of Haywards Heath mainline railway station which provides fast and regular services to London (Victoria/London Bridge approximately 47minutes), Gatwick Airport (15 mins) and the south coast (Brighton approximately 20 mins).

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 giving swift access to Gatwick Airport and the M25.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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**Sitting / Dining Room**

16'0 x 11'11 (4.88m x 3.63m)

**Kitchen**

9'11 x 9'1 (3.02m x 2.77m)

**Bedroom 1**

15'2 x 8'10 (4.62 x 2.69m)

**Bedroom 2**

12'5 x 8'11 (3.78m x 2.72m)

## Mansell McTaggart Estate Agents

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