



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

Guide Price **£300,000 Leasehold**

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

2 Double Bedroom ground floor maisonette situated in a tucked away and central village location. MODERNISATION REQUIRED. An excellent opportunity to create your own home.

NO ONWARD CHAIN

The accommodation comprises:

- Private front door into the **Entrance Hall** with storage cupboard housing consumer unit
- Bay fronted **Sitting / Dining Room** with feature gas fireplace, radiator and TV/Telephone points
- **Bedroom 2** useful deep storage cupboard, radiator and front window
- **Bedroom 1** with built-in double wardrobes, radiator and rear window
- Re-fitted white **Shower Room** walk-in tiled cubicle, Mira shower unit, low level WC, wash basin, heated towel rail and opaque rear window
- **Kitchen / Breakfast Room** with fitted units at eye and base level, space for domestic appliances, sink unit, radiator, wall mounted 'Worcester' gas fired combination boiler, window and door to rear
- **Outside** - areas of communal lawned gardens with paved **Seating Areas**
- **Residents Parking Area**
- Gas fired central heating to radiators and uPVC double glazed windows
- Walking distance of the picturesque village High Street, Common, Pond and Schooling



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EPC Rating: C and Council Tax Band: C

Leasehold: 125 years from 24th June 2001 **Service Charge: approx £288.56 + Ground Rent: £25.00 + Reserve Fund: £50.00 (all per quarter).** Payable: Hamways Limited, Hamways House, 104 Station Road East, Oxted, Surrey, RH8 0QB. Tel: 01883 730890

LOCATION

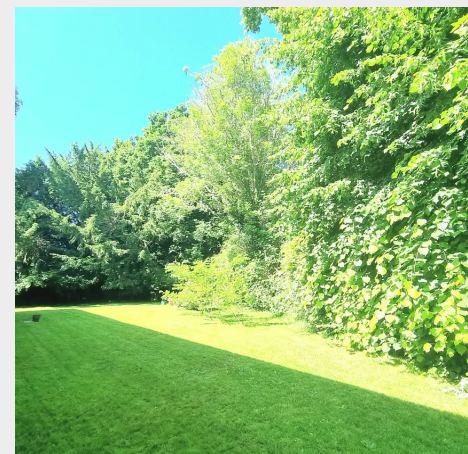
Green Meadows is tucked away off The Welkin overlooking an area of green. The Welkin is approached via Hickmans Lane and is within a short walk of Lindfield's tree-lined High Street with its historic houses, buildings, traditional shops, tea rooms and boutiques. The village also has a church, village 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.

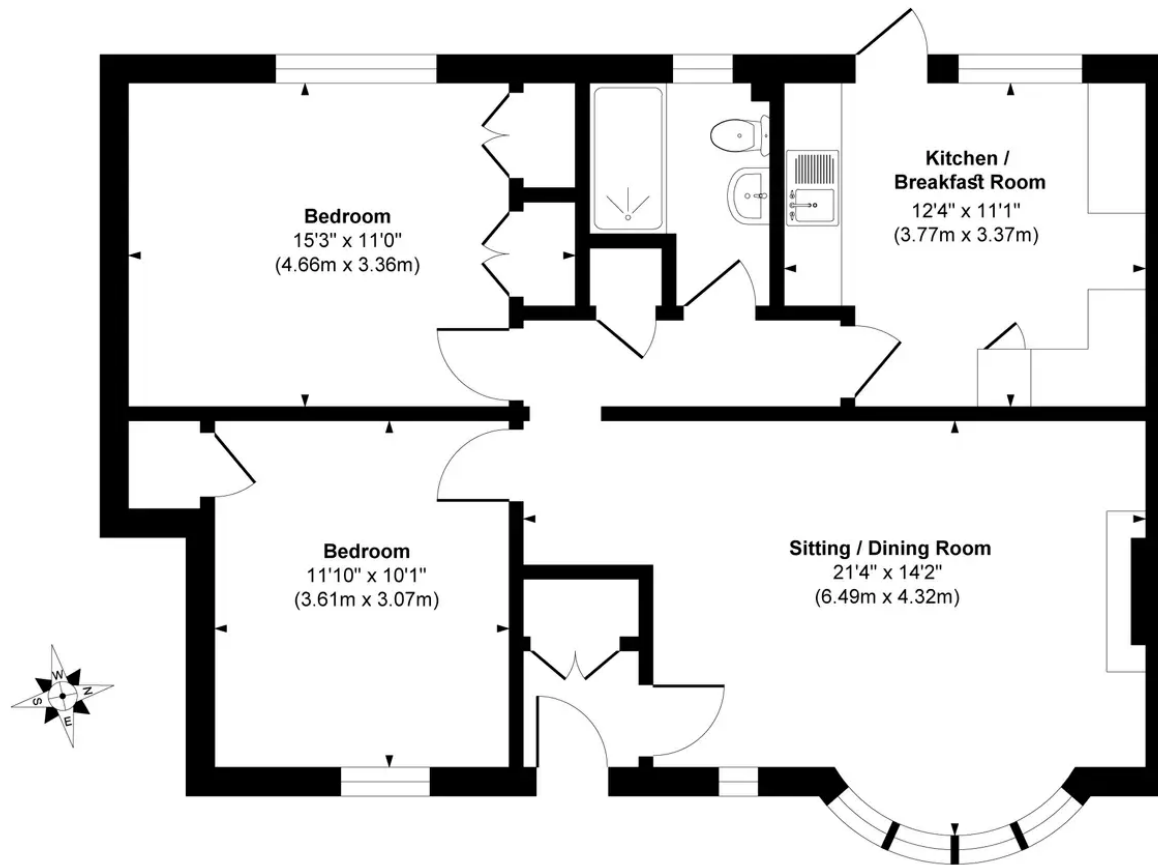
SCHOOLS

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).





Approx. Gross Internal Floor Area 800 sq. ft / 74.34 sq. m

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