





## 4 Appledore Court Chestnuts Close, Lindfield, RH16 2AZ

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

**MODERNISATION REQUIRED – A top floor 2 Double Bedroom maisonette offered for sale with Vacant Possession + No Chain**

- **Entrance Hall** private front door + storage + gas boiler + stairs to first floor
- **Landing** airing cupboard + hatch to loft space (ladder / insulation / part boarded)
- **2 Double Bedrooms** (one with built-in wardrobes)
- Re-fitted white **Shower Room**
- Separate white **Cloakroom/WC**
- **Kitchen** fitted with a range of units, space for appliances, walk-in larder / breakfast bar
- Bright and airy double aspect **Sitting / Dining Room**
- **Sun Balcony**
- Gas fired central heating to radiators
- upVC double glazed windows
- **125' long Garden** lawn, patio, mature hedging
- **Single Garage** located behind
- **Long 999 Year Lease** (from 16th April 1957)
- **Share in the Freehold title** (Managing Agents: Lonfork Limited)
- **Service Charge**: £837.00 (1.4.24 – 31.3.25) covers: Ground Rent, Managing Agents fees, Accountancy fee, Building Insurance, Bank Charges, Contingency Fund, General Maintenance and VAT

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

**LOCATION** - The property is located on the corner of West Common and Chestnuts Close on the southern side of the village. The picturesque High Street is within half a mile where there is a traditional range of shops, boutiques, churches, pubs, restaurants, landmark pond and common which holds several events throughout the year.

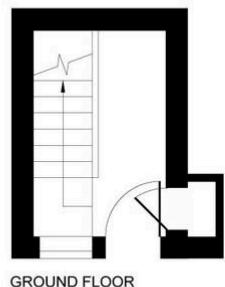
**SCHOOLS** - close by and the property is within half a mile of both Blackthorns and Lindfield Primary Schools and Oathall Community College with its farm. Open countryside is close by providing some wonderful walks.

**STATION** - Haywards Heath Railway station is 1 mile on foot providing fast commuter links to London, Gatwick Airport and Brighton. The town centre is a little further where there is an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre.

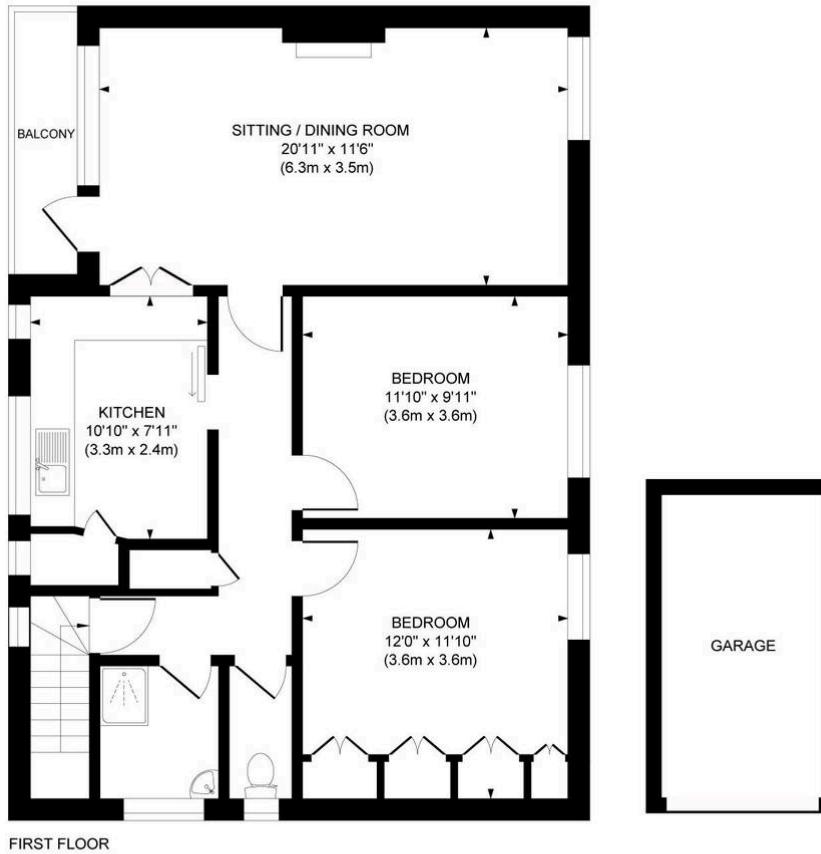
**DISTANCES** - Railway station 1 mile (London Bridge/Victoria 47 mins, Gatwick airport 15 mins, Brighton 20 mins), A23 at Bolney 7 miles, Gatwick Airport 17 miles, Brighton Seafront 19 miles.



Approximate Gross Internal Area  
789 sq. ft / 73.28 sq. m



GROUND FLOOR



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 decisions reliant upon them.

## Mansell McTaggart Estate Agents

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