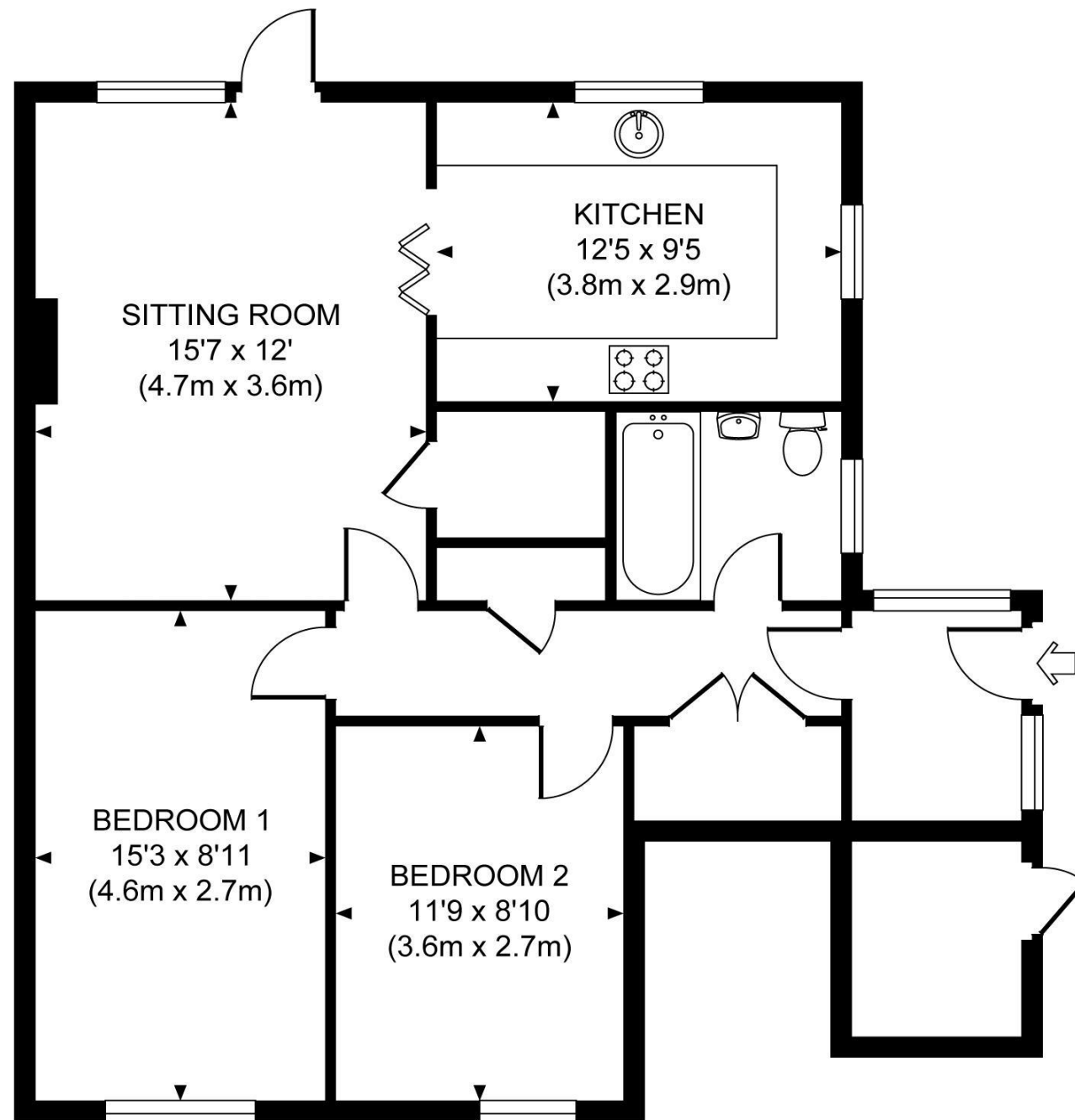


the floorplan...



Approximate Gross Internal Area
782 sq ft / 72.7 sq m

A well presented 2 bedroom ground floor maisonette built mid 1960's in sought after location with private rear garden and block paved driveway for 4 vehicles.

£264,950
Leasehold

48a Appledore Gardens,
Lindfield,
West Sussex RH16 2EU



more details from...

call: Lindfield: 01444 484084
email: lind@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

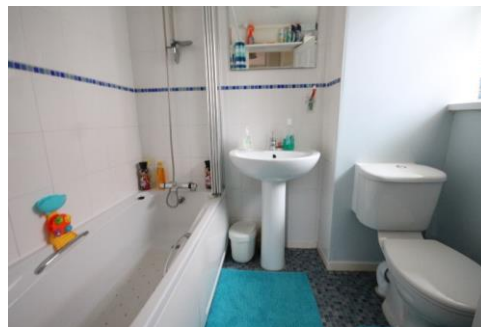
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 2 bedrooms
- Sitting/dining room with open fireplace
- Kitchen
- Modern bathroom
- Private driveway parking & enclosed rear garden
- Gas fired central heating & double glazing
- EPC rating: C
- Council Tax Band: B
- **Tenure:** Leasehold (999 years from new)
- **Maintenance:** self-maintaining
- **Ground Rent:** £20 per annum - payable to Northwood Enterprises



This well presented property has spacious storage adjoining the entrance lobby and could be opened up to create an ideal home office, if required.



in more detail...

A stunning 2 double bedroom ground floor maisonette that has been updated in recent years which includes a new kitchen, uPVC double glazed windows, excellent storage, a long 999 year lease and a 30' x 25' rear garden.

The well proportioned accommodation comprises: an entrance lobby; inner door into a reception hall with two storage cupboards; a sitting/dining room with open fireplace, storage, doors opening onto the rear garden and folding door into a double aspect kitchen fitted with an extensive range of cupboards and drawers, space and plumbing for washing machine, dishwasher, space for tall fridge/freezer, 4 ring gas hob and oven below and cupboard housing a 'Glow Worm' gas boiler. There are 2 good size double bedrooms and a bathroom which is fitted with a modern white suite.

Benefits include: gas fired central heating to radiators, a new boiler (2009), a re-fitted kitchen (2009), a new bathroom (2010) and uPVC double glazed windows.

Outside: there is a 43' wide frontage which comprises: a 30' x 18' private driveway for several vehicles, an area of lawn and side gardens, a side bin storage area with log store and shed. A gate gives access into the rear garden which comprises: a paved patio adjoining the rear of the property, shaped lawn, flower beds and borders, garden shed, water tap and hedge and fenced boundaries.



the location...

This property is convenient for all village facilities including the village High Street which offers a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road access to the major surrounding areas can be gained via the A272 and the A23/M23 linking Gatwick Airport and the M25.

Schools

Lindfield Primary School (0.6 miles)
Blackthorns Primary schools (0.2 miles)
Oathall Community College Secondary school (0.1 miles).

The local area is well served by several independent schools including; Great Walstead (2 miles) and Ardingly College (2.7 miles).

Station

Haywards Heath mainline railway station (0.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

worth bearing in mind...

The property is within walking distance of a mainline railway station, highly regarded local schooling and picturesque village High Street.