



**Lexington Drive
Haywards Heath, RH16 3UN**

**Asking Price Of
£265,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Lexington Drive, Haywards Heath, RH16 3UN



LOCATION

The property is conveniently positioned, just over a mile from The Orchards Shopping Centre, although there is a Morrisons Daily, within a short walk of the apartment, together with a number of other local shops. There is a bus stop set on Hanbury Lane, with the main line station, with its direct service to Brighton (15 mins) and London Bridge (44 mins), less than a mile from the property too. There is a recreation ground within a short walk, with the Scrase Valley Nature Reserve also within easy walking distance. The picturesque village of Lindfield is also just over a mile from the apartment, with its busy High Street, offering a good selection of shops and a number of popular pubs.

ACCOMMODATION

The property is both presented and furnished in a contemporary style, that is assisted by the neutral colour schemes and large, bright windows in the apartment. The accommodation is arranged around a central corridor, with a large storage cupboard, that provides access to all the rooms. The living room features, French windows that lead out onto the private garden, and is generously proportioned, with ample space for a table and chairs, together with one, or two sofas. The open-plan kitchen is well equipped, with a modern range of fitted units, with an integrated hob & oven, and space for further appliances. In addition, there are two good-sized bedrooms, a modern en-suite shower room and a family bathroom, which has a modern white bathroom suite, with a shower over the bath, and a window.

OUTSIDE

The property benefits from its own area of garden, that is directly accessed from the living room. The garden is enclosed by a brick built retaining wall, with iron railings, that affords the outside space a good degree of privacy. The garden is predominantly paved, with ample space for a table and chairs. The current owners have also purchased a number of wooden planters, that house a variety of different plants, that provides a good idea of what could be created, although these are not included in the sale.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years From 1 January 2012

Annual Service Charge: £2,160

Annual Ground Rent: £263.56

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Morrisons Daily
8 minute walk



Trains

Haywards Heath
1 mile



Airport

Gatwick
14 miles



Roads

M23
9.5 miles



Sport & Leisure

The Dolphin
1.5 miles



Rental Income

£tbc



Schools

Blackthorns Academy
Lindfield Primary
Oathall Community
College



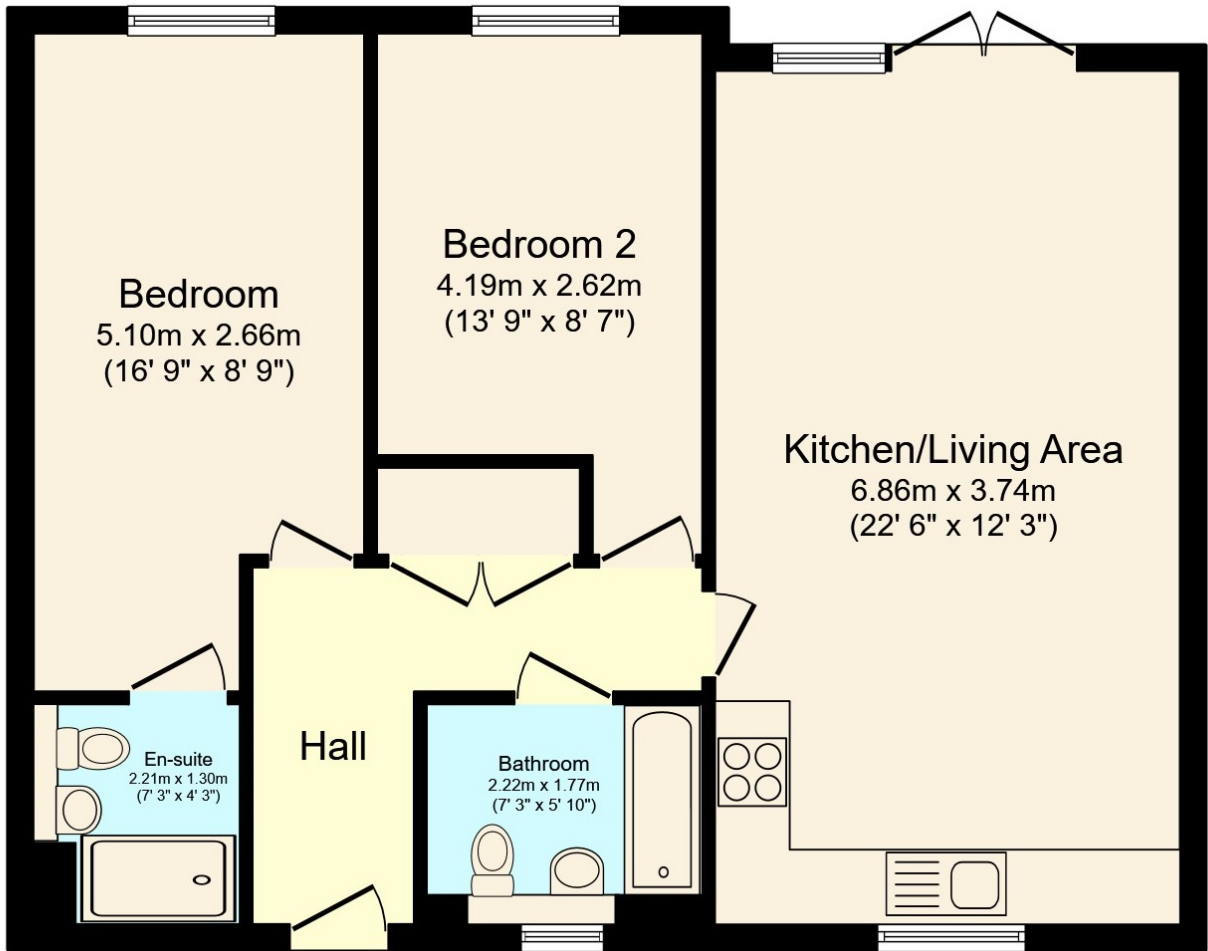
Broadband

Up to 67 Mbps

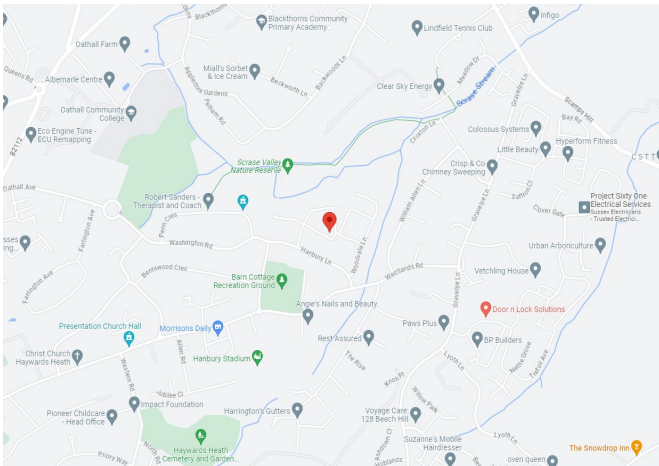


Council Tax

Band C



Map Location



Total Approximate Floor Area
698 sq ft / 65 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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hhsales@brocktaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

