



**Pelham Road, Lindfield Haywards Heath RH16 2ER**

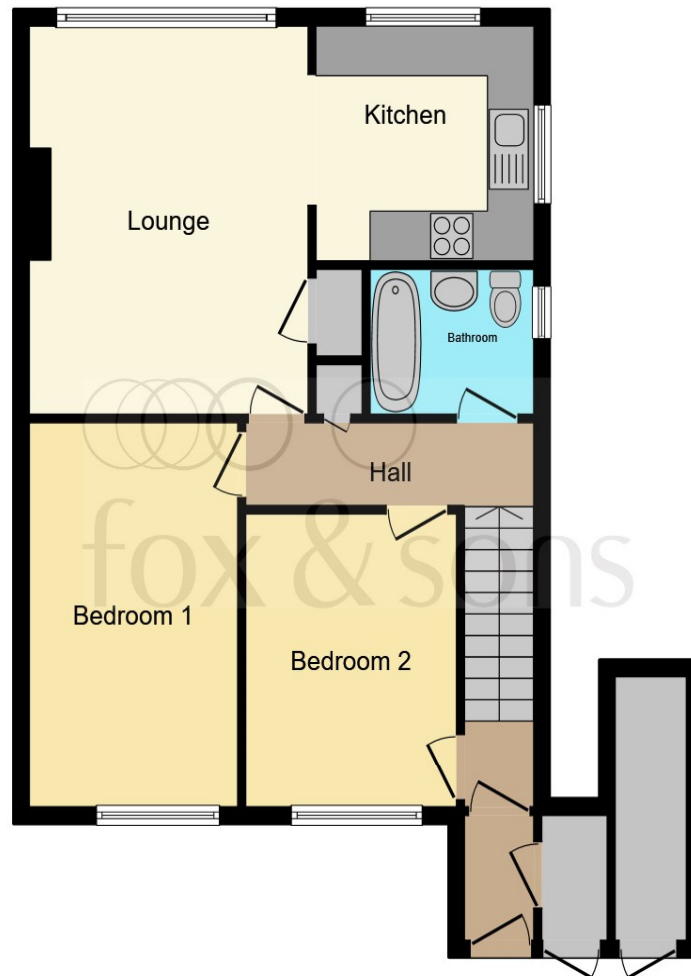


**welcome to**

**Pelham Road, Lindfield Haywards Heath**

Guide Price £250,000 - 260,000 ...A bright and spacious two double bedroom maisonette which has its own street entrance, a bright feature living room, a dual aspect kitchen enjoying a garden view, family bathroom, very handy storage options throughout and also boasts its own private garden.





### Lounge

15' 4" at max x 11' 8" at max ( 4.67m at max x 3.56m at max )

### Kitchen

9' 4" x 9' 2" ( 2.84m x 2.79m )

### Bedroom 1

15' 2" x 8' 9" ( 4.62m x 2.67m )

### Bedroom 2

11' 7" x 8' 9" ( 3.53m x 2.67m )

### Bathroom

Total floor area 67.5 m<sup>2</sup> (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Pelham Road, Lindfield Haywards Heath

- Guide Price £250,000 - 260,000 A bright and spacious two double bedroom maisonette
- Own street entrance
- Spacious living room and kitchen with garden views
- Private garden and garage
- Sought after location close to well-regarded schools, nature reserve and the gorgeous village of Lindfield.
- Remainder of 999 year lease
- Excellent storage options

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HHT109211](https://fox-and-sons.co.uk/Property/HHT109211)



Property Ref:  
HHT109211 - 0006

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fox & sons



**01444 450105**



[HaywardsHeath@fox-and-sons.co.uk](mailto:HaywardsHeath@fox-and-sons.co.uk)



115 South Road, HAYWARDS HEATH, West  
Sussex, RH16 4LR



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**