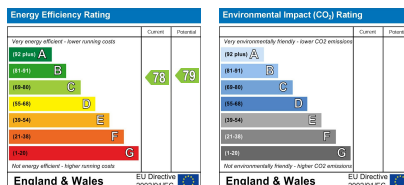


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



77 Barncroft Drive, Lindfield, West Sussex, RH16 2NJ

Guide Price £325,000 Leasehold



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77 Barncroft Drive, Lindfield, West Sussex, RH16 2NJ

What we like...

- * Modern ground floor apartment with PRIVATE west facing garden.
- * Open plan living/kitchen with doors onto garden.
- * Located within easy walk of bustling Lindfield High Street with pubs, stores & boutiques.
- * Opposite the Nature Reserve - great for dog walks.
- * No onward chain means a swift move is possible.

The Apartment

This fabulous ground floor GARDEN apartment was built in 2010 by Barratt Homes and forms part of "The Limes" – an incredibly popular development in the very heart of lovely Lindfield, one of the South East's most desirable villages. In our opinion, this is the perfect first time purchase or downsize.

The prime feature of this home is, without doubt, the private west facing garden. The decked terrace provides the perfect spot for 'al-fresco' dining and the pretty planting provides pops of colour. There is an expanse of lawn and gated rear access.

The position is delightful looking out towards the Nature Reserve and the home enjoys its own private entrance.

The accommodation is flexible with the open plan living/dining/kitchen being the heart of the home. The kitchen itself is modern with an integrated oven/gas hob and space for dishwasher and fridge/freezer.

French doors open from this room out on to the private garden.

There are two good size bedrooms. The main bedroom is currently used a separate sitting room and overlooks the garden.

Both bedrooms are served by the bathroom which has an overhead shower and heated towel rail. Off the bathroom is an incredibly useful utility cupboard which houses the washing machine and provides handy storage.

Throughout the home you'll find bespoke plantation shutters which add a touch of quality. There is gas fired central heating (boiler in the kitchen), storage cupboard and high performance double glazing. For those who work from you or like to stream you have access to a Ultrafast broadband connection with up to 1,000 mbps download.

To the front is an allocated parking space and numerous visitor spaces. There is also direct access to the Nature Reserve, ideal for a dog walk.



Lovely Lindfield...

Barncroft Drive is located in the very heart of the beautiful village of Lindfield, and situated within easy walking distance of the picture-postcard village High Street, providing a range of local shops and services, medical centre, churches and public houses including Stand Up Inn, Red Lion and Bent Arms. The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools. Children from this area usually attend Oathall Community College for secondary education.

Haywards Heath is also within easy reach providing a more comprehensive range of shopping and leisure facilities together with mainline train station (just over a mile) providing fast links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

The Specifics...

Tenure: Leasehold

Lease: 155 years from 1/6/10- 144 years remaining

Service Charge: £1,139,47 (Jan 1st - Dec 31st 2024)

Ground Rent: £327.88 P.A

Local Authority: Mid Sussex District Council

Council Tax Band: B

We believe the above information to be correct but recommend intending buyers check details personally before exchange of contracts.

