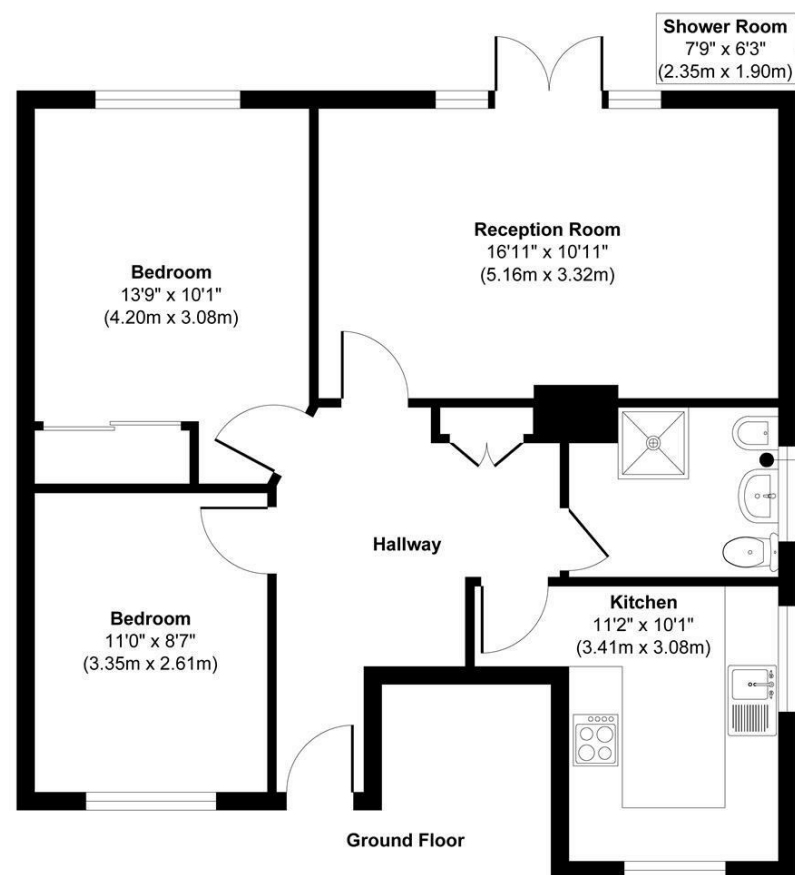
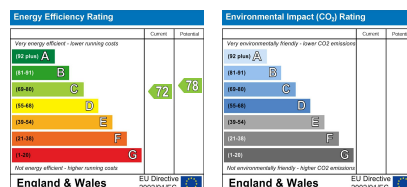




Approx. Gross Internal Floor Area 671 sq. ft / 62.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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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.



29a Appledore Gardens, Lindfield, West Sussex, RH16 2EX

Guide Price £250,000 Leasehold - Share of Freehold

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29a Appledore Gardens, Lindfield, West Sussex, RH16 2EX

What we like...

- * Share of freehold, no service charge and remainder of 999 year lease.
- * Private west facing rear garden and scope to create driveway on the front garden.
- * Modernisation opportunity, ideal for anyone looking to put their own stamp on a home.
- * Great location being walk of Lindfield High Street and Haywards Heath Station.
- * No chain

The Flat

If you're looking for a ground floor flat with direct access to your own private garden, whilst being within easy of Lindfield High Street and still within walking distance of Haywards Heath station then 29a Appledore Gardens could be the one for you.

The flat would now benefit from updating but offers an exciting opportunity for an incoming buyer to put their own stamp on a home.

The accommodation is spacious and well-proportioned with two good size double bedrooms, a generous sitting/dining room with doors to the garden, separate kitchen and shower room.

The home is fully double glazed, has gas fired central heating and its own private entrance with no shared communal hallways.

Step Outside

To the rear the home enjoys a private west facing patio garden which enjoys plenty of afternoon/evening sunshine. To the front, the home owns the front garden which is a huge advantage as it gives potential to create private driveway parking.

Lindfield Life....

Appledore Gardens sits in sought-after side Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it a 10 minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works or Black Duck are the favourite spots to grab a flat white.



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 - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Commuity College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking, Scrase Valley Nature Reserve is just a few yards stroll.

Haywards Heath's mainline station is easily accessible (20 min walk) and provides fast commuter 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 with share of freehold
Lease: 999 years from 30 September 1960 (934 years unexpired)
Maintenance: Self Maintaining
Local Authority: Mid Sussex District Council
Council Tax Band: B
Available Broadband Speed: Ultrafast

We believe this information to be correct and it has been provided in good faith but we recommend intending purchasers check personally before exchange of contracts.

