



19 Green Meadows, The Welkin, Lindfield, RH16 2PE

Mansell McTaggart Lindfield

Guide Price **£335,000** Leasehold



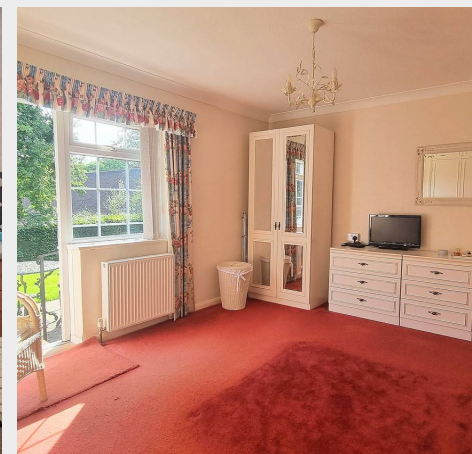
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****OFFERED FOR SALE WITH NO CHAIN****

A well presented 2 double bedroom ground floor maisonette tucked away in a sought after village location built by Messrs. Holman in the 1970s.

The accommodation comprises:

- **Private Entrance** into the **Hallway** with useful storage cupboard
- Spacious bay fronted **Sitting / Dining Room** overlooking the front gardens
- **Bedroom 2** - currently opened up to create an extra Reception Room with front window and storage (Can easily be put back to separate Bedroom 2, if required)
- **Inner Hall** with linen cupboard (radiator and shelving)
- **Kitchen / Breakfast Room** re-fitted with a range of units at eye and base level, display cupboard, worksurfaces, 4-ring electric 'Bosch' hob and oven below, cupboard housing 'Glow Worm' gas combination boiler, space and plumbing for appliances plus space for table and chairs
- **Bedroom 1** with built-in wardrobes, window and door to sunny rear patio
- **Shower Room** re-fitted with a white suite, low level WC, wash basin, double sized walk-in shower enclosure, heated towel rail, part tiled walls and opaque rear window
- Gas fired central heating to radiators + double glazed windows
- **Communal Gardens** laid to areas of lawn with seating areas



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EPC Rating: C and Council Tax Band: C

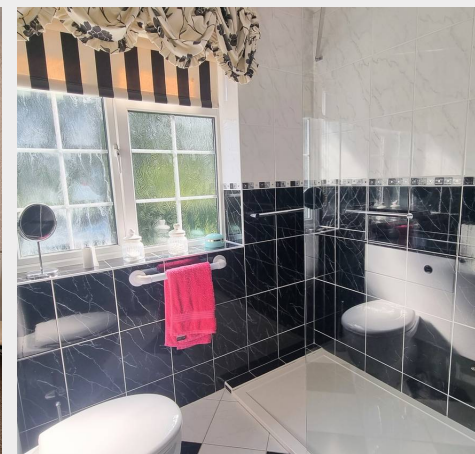
- **Residents Parking** area to the front
- Walking distance to the High Street / local facilities
- **Leasehold:** 125 years from 24.6.01
- **Service Charge:** £288.56 + **Ground Rent:** £25.00 + **Reserve Fund:** £50.00 (all per quarter). Hamways Limited, Hamways House, 104 Station Road East, Oxted, Surrey, RH8 0QB – Tel: 01883 730890)

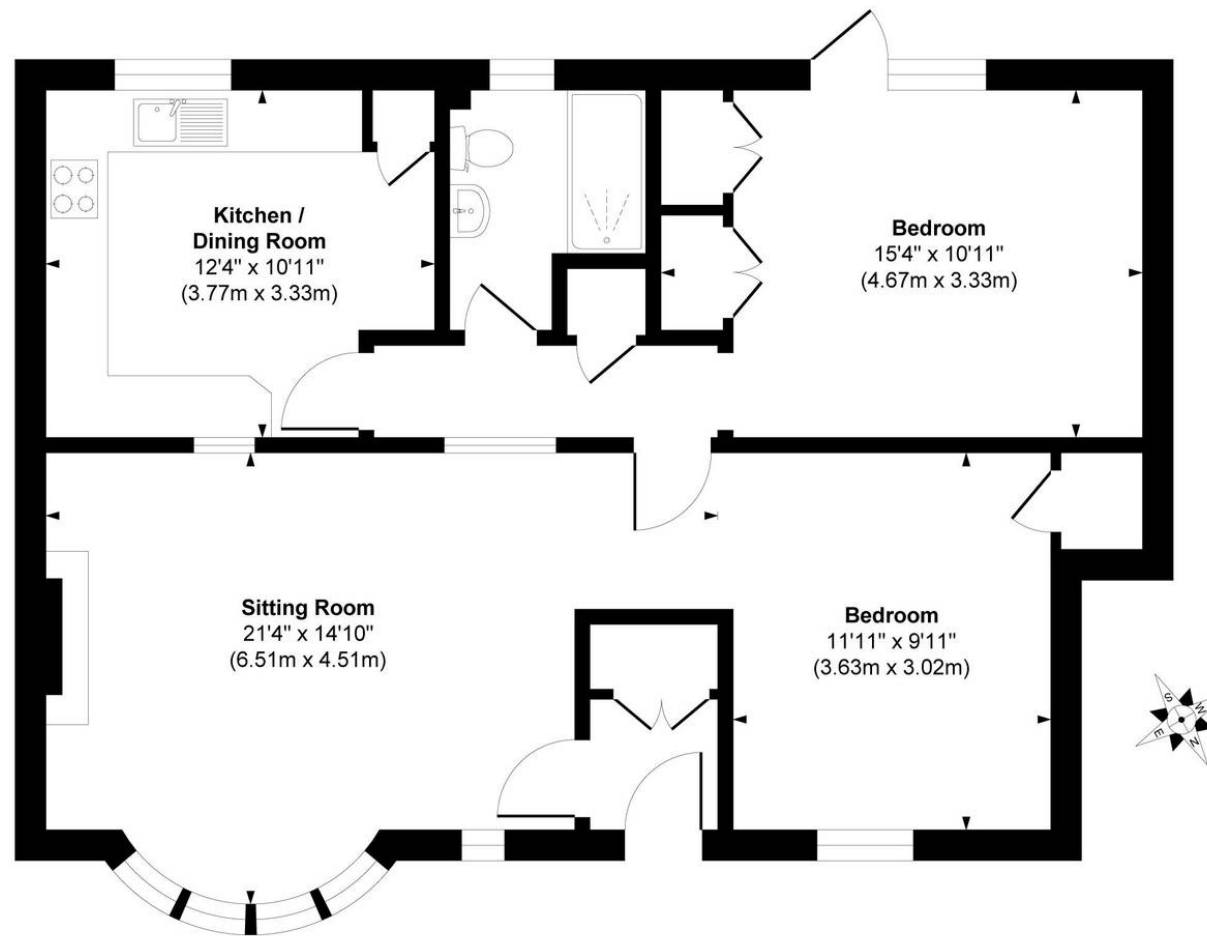
LOCATION - Green Meadows is tucked away off The Welkin overlooking an area of green. The Welkin is approached via Hickmans Lane and is within a short walk of Lindfield's tree-lined High Street with its historic houses, buildings, traditional shops, tearooms and boutiques. The village also has a Church, village hall, several public houses, numerous sports and leisure groups plus the long established Bonfire Society.

BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.1 miles), Oathall Community College Secondary School (1 mile). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (2.7 miles).

STATION - Haywards Heath mainline railway station (1.5 miles) providing fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15mins) and Brighton (20 mins).





Approximate Gross Internal Floor Area 809 sq. ft / 75.16 sq. m

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