



**MANSELL  
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**45B Appledore Gardens, Lindfield, West Sussex, RH16 2EX**

Guide Price **£250,000 Leasehold**



## 45B Appledore Gardens, Lindfield, RH16 2EX

**\*PLEASE WATCH VIEWING VIDEO\***

**Two Double Bedroom First Floor maisonette suited to first-time buyers, professionals, or those seeking a home in a desirable location**

**Modernisation Required - Ideal opportunity if you're looking to create your own home!**

**VACANT POSSESSION / NO CHAIN**

- Deep external **Storage**
- Private Front Door + **Entrance Hall** (potential to open up the creating a Home Office)
- Inner door, **Lobby** with storage and stairs
- **First Floor** landing, window, loft hatch + storage
- **Bathroom** fitted with coloured suite
- **Living Room** full of natural light from the large West facing window, stunning views over the farm to the rear and creating an atmosphere for relaxing / entertaining
- Double aspect **Kitchen / Breakfast Room** space for appliances + airing cupboard
- The **Principal Bedroom** is a generous double featuring built-in storage
- **2nd Double Bedroom** built-in wardrobe and is perfect as a Guest Room / Home Office / Nursery, catering to a variety of lifestyle needs
- Easy reach of local amenities such as shops, cafes and schools. Convenient access to major road / public transport networks
- uPVC double glazed windows
- **35' West Facing Garden** to the rear with lawn, plants, flowers, shrubs, mature hedges and timber fencing.



# 45B Appledore Gardens, Lindfield, West Sussex, RH16 2EX

EPC Rating: F and Council Tax Band: B

Tenure: Leasehold 999 years from 25th  
June 1960. Self-maintaining.

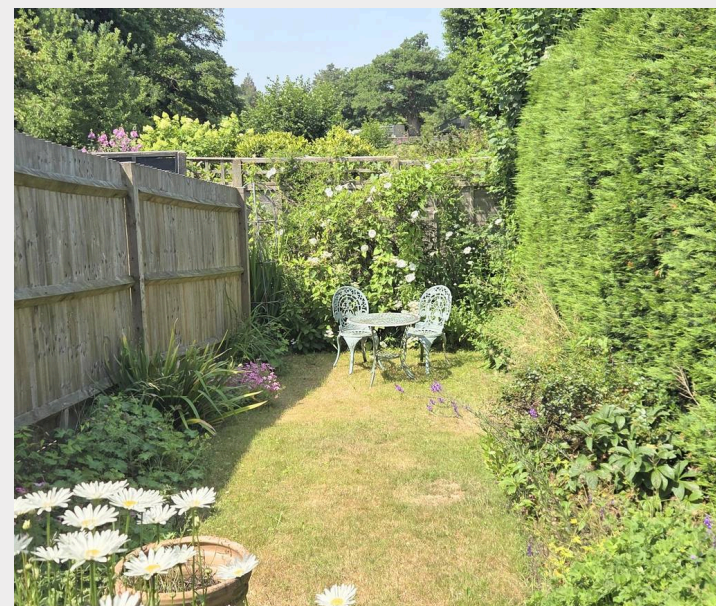
(Freehold for the block of 4 is owned by  
Nos. 43A & 43B next door).

**LOCATION** - This property is convenient for all village facilities including the village High Street which offers a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

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

**SCHOOLS** - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.3 miles), Oathall Community College Secondary School (next door). This local area is well served by independent schools including: Great Walstead (2 miles) and Ardingly College (2.7 miles)

**STATION** - Haywards Heath mainline railway station (0.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

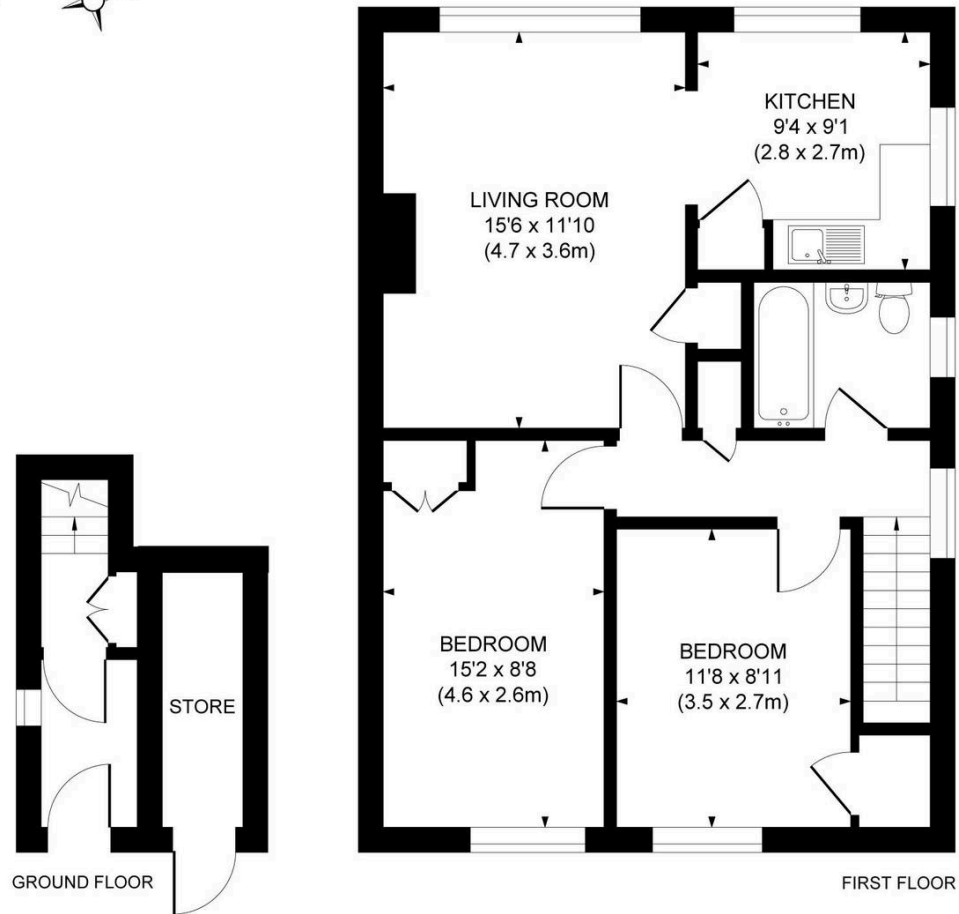


**Approximate Gross Internal Area**

Ground Floor 47 sq. ft / 4.3 sq. m

First Floor 669 sq. ft / 62.13 sq. m

Total 716 sq. ft / 66.43 m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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