





## 4 Barncroft Drive, Lindfield, West Sussex, RH16 2NL

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

**A modern 2 Double Bedroom first floor apartment built by Barratt Homes in 2012 to 'The Escombe' design situated in central village location**

- Private front door with Entrance Lobby stairs to first floor
- Open plan double aspect Kitchen / Living / Dining Room
- Kitchen with integrated appliances including fridge/freezer, washer/dryer and dishwasher
- Bedroom 1 built-in wardrobes and rear window
- Bedroom 2 built-in wardrobes and front window
- Separate modern white Bathroom enclosed bath, low level WC and wash basin
- Gas central heating to radiators
- Double glazed windows
- Outside - adjoining Carport with 2 Off Road Parking Spaces
- Short walk of the High Street, village Common, Pond and schooling
- **Tenure:** Leasehold (155 years from 2012)  
**Ground Rent:** £327.88 pa HomeGround Management LTD, PO Box 6433, London, W1A 2UZ **Tel:** 03300 887953
- **Service Charge:** approx £825.00 pa  
**Managing Agents:** HES Estates Management LTD, 2 Chartland House, Old Station Approach, Leatherhead, Surrey, KT22 7TE  
**Tel:** 01372 677977  
**Email:** info@heseml.co.uk

# 4 Barncroft Drive, Lindfield, West Sussex, RH16 2NL

EPC rating: C and Council Tax Band: B

## LOCATION

Barncroft Drive is situated in 'The Limes' development off Newton Road in the heart of Lindfield within a short walk of local shops, stores, churches, pond and common. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

## BY ROAD

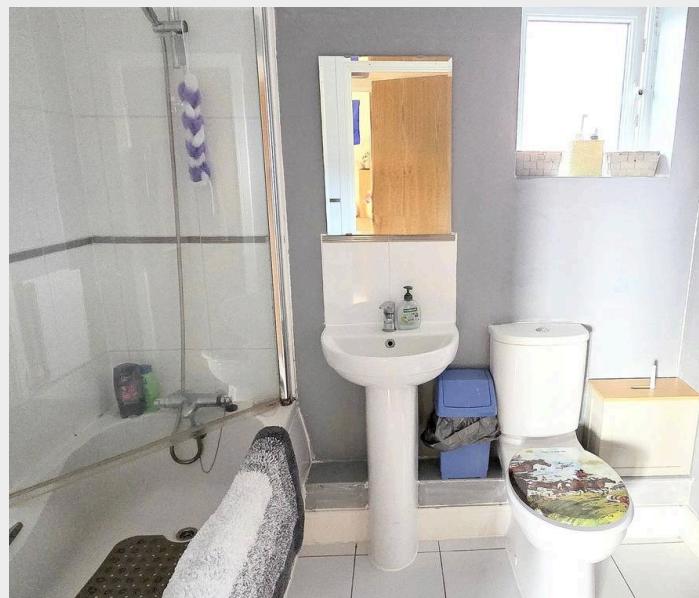
Access to the major surrounding areas can be gained via the A272 and the A/M23 linking with Gatwick Airport and the M25.

## SCHOOLS

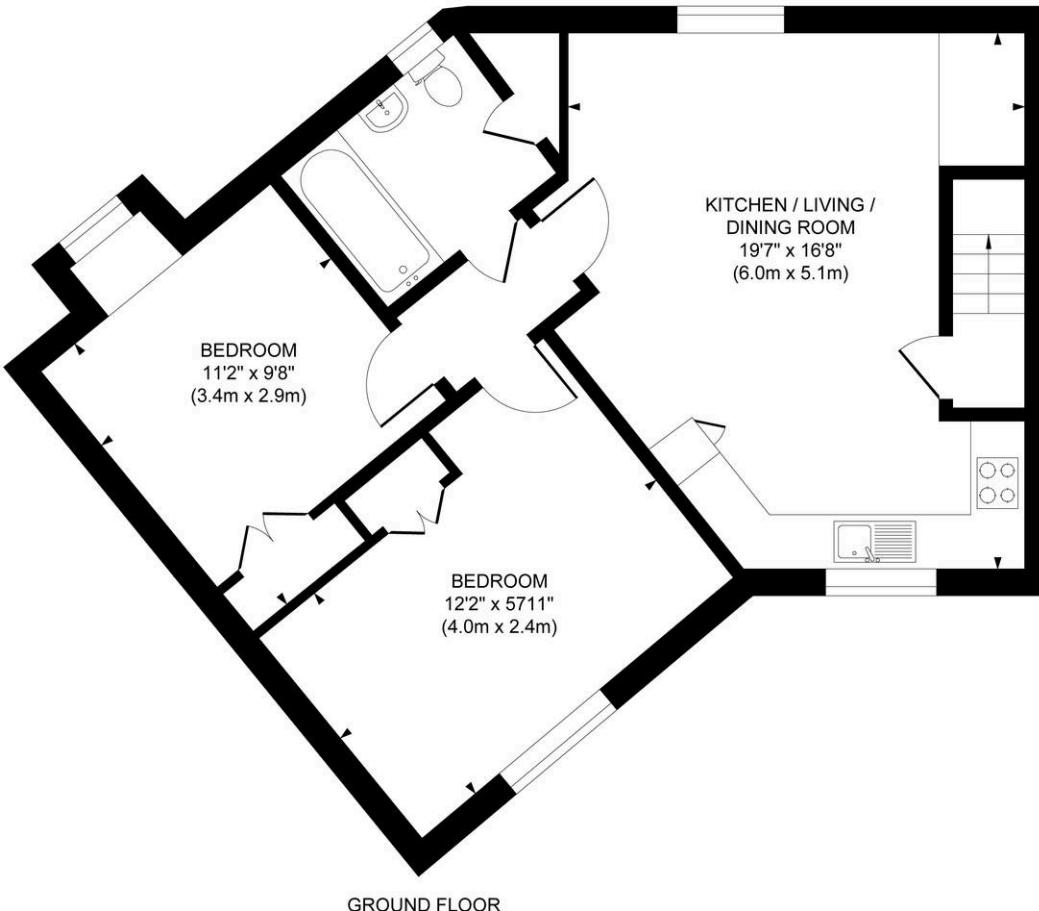
Lindfield Primary School (0.7 miles) Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (2.9 miles).

## STATION

Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area  
692 sq. ft / 64.32 sq. 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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