



**MANSELL
McTAGGART**
— Trusted since 1947 —



Flat 12, Littlecote House, 28 Compton Road, Lindfield, RH16 2JZ

Guide Price £350,000 – £375,000 Leasehold + Share of Freehold



Flat 12, Littlecote House, Compton Road, Lindfield, RH16 2JZ

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

A recently refurbished 2 Double Bedroom Top Floor Apartment with 2 Bath / Shower Rooms (approx 800 ft.²) A small exclusive gated complex of just 12 apartments standing in wonderful mature and secluded grounds

Residents + Visitor Parking situated in the heart of the village close to the High Street.

The residents collectively own the freehold and enjoy beautiful gardens, plenty of parking and a lift service to the upper floors.

Beautifully presented Top Floor apartment Prime location behind Ancient High Street Close to shops, medical surgery and Parks.

Newly fitted designer Bathroom and Ensuite Shower Room, modern Kitchen with appliances and granite worktops, plenty of built-in storage cupboards, new flooring, carpets and decorations.

Share of Freehold plus 999 year lease from 1st January 2005 (Built by Try Homes in 2006)

Maintenance : £1,176 per 6 months (July - Dec 2026). Jonathan Rolls Property & Estate Management, 74 Preston Drove, Brighton, BN1 6LB (01273) 684997

Ground Rent: £295.00 pa - HomeGround Management Ltd, London. 0203 9662974



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EPC Rating: B and Council Tax Band: E

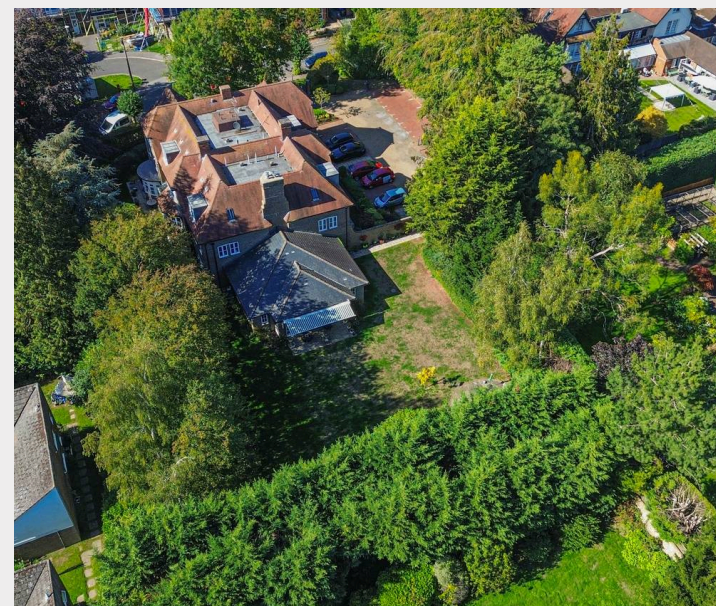
LOCATION - Compton Road is a popular residential road which runs between Hickmans Lane and Denmans Lane surrounded by properties of varying style and size. Lindfield picturesque Village High Street is nearby offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a pond and a common which holds events throughout the year.

SCHOOLS - Well represented throughout the area and the property is within walking distance of local primary schools and Oathall Community College. Blackthorns Primary (1.0 mile), Lindfield Primary (0.4 miles) Oathall Community College (0.9 miles) Independent schools include: Great Walstead (1.5 miles) and Ardingly College (2.5 miles).

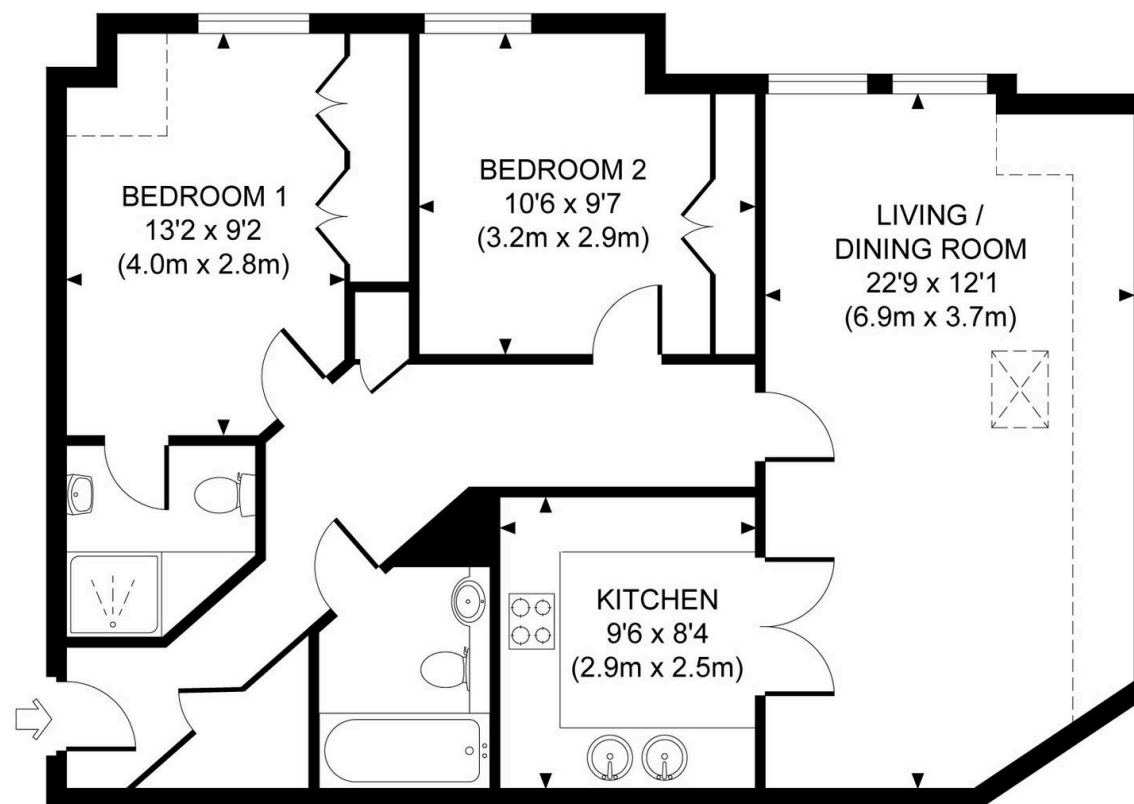
BUS - A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts, the railway station and Haywards Heath town centre providing an extensive range of shops, stores, restaurants, cafes and bars.

STATION - Haywards Heath mainline station (1.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins), South coast (Brighton 20 mins).

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Approximate Gross Internal Area
812 sq ft / 75.4 sq m



TOP FLOOR

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Mansell McTaggart Estate Agents

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Personal Interest Notice: In accordance with Section 21 of the Estate Agents Act 1979, the seller of this property is a family member of an employee/director of Mansell McTaggart

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.