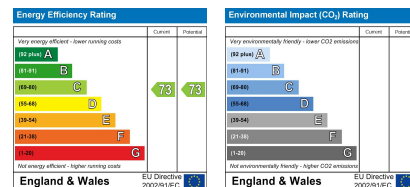
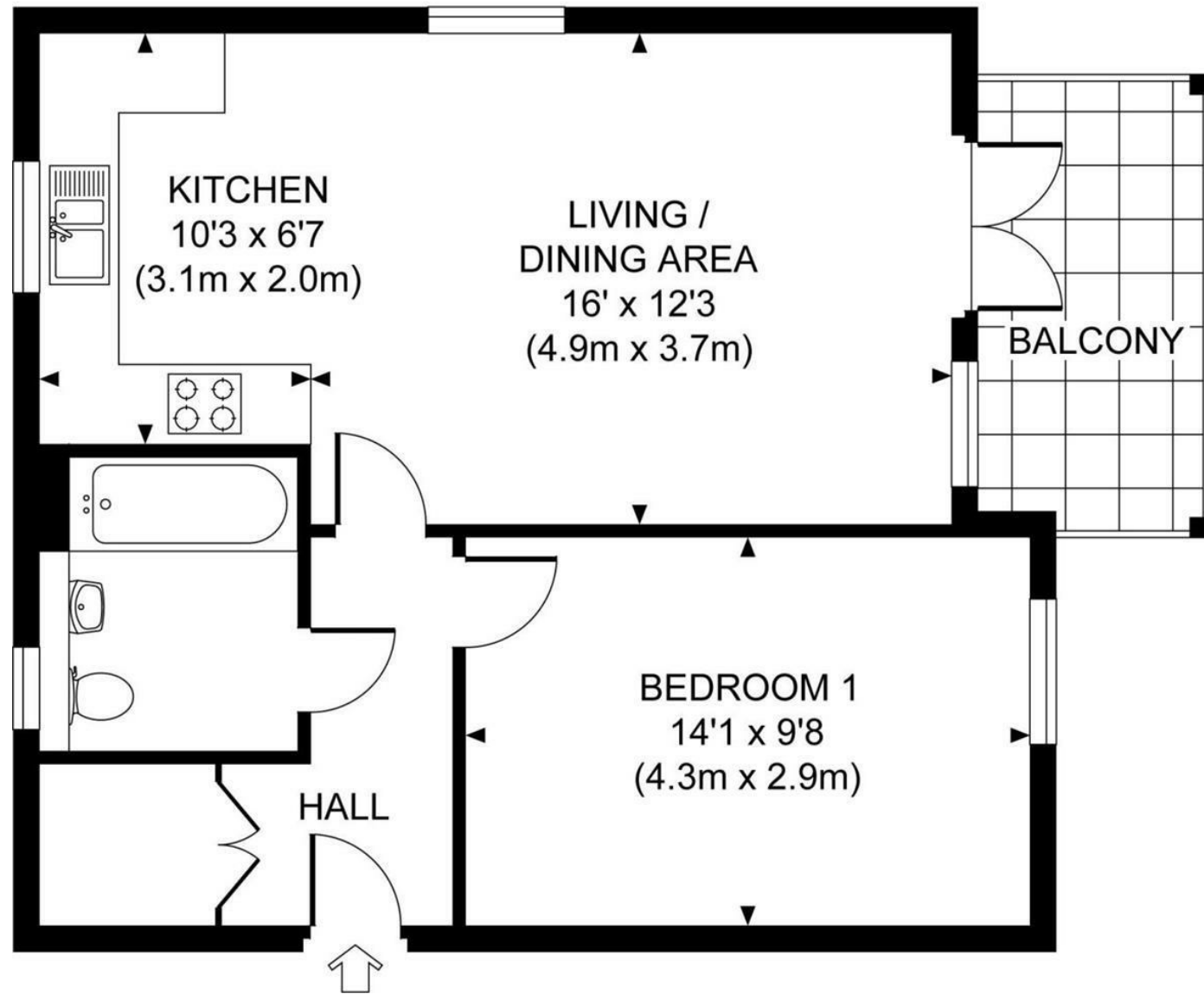


Approximate Gross Internal Area
518 sq ft / 48.1 sq m



29 Lexington Drive, Haywards Heath, West Sussex, RH16 3UN

Guide Price £200,000 Leasehold

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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.

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29 Lexington Drive, Haywards Heath, West Sussex, RH16 3UN

What we like...

- * Modern apartment with contemporarY finishes.
- * Open plan living space - ideal for entertaining.
- * Balcony provides that essential outside space.
- * Just over a mile to the station and within walk of Lindfield quintessential High St.
- * No onward chain.

The Apartment...

This modern top floor apartment, built in 2012 by Linden Homes, is situated a short walk to Lindfield village and Scrase Valley nature reserve. The flat offers spacious open plan living room with modern kitchen, ideal for entertaining. Doors open on the balcony, providing that essential outside space. The flat has an unusual design in that only one wall is connected to the block, with three outside walls which gives the kitchen/lounge an airy and bright triple aspect. The bedroom is a double with fitted wardrobes. The bathroom is contemporary with overhead power shower. Further attributes include gas fired central heating, double glazed windows, a high degree of energy efficiency, tasteful neutral décor and secure entry phone system.

The property benefits from a spacious loft, which is partly boarded and provides ample storage space. The gas boiler has been serviced annually, the latest being Sept '24. An Electrical Installation Condition Report (EICR) was completed in May '25 and the extractor/vent system was serviced in April '25.

There is also an allocated parking space, lockable bike shed and nearby bus service. The apartment is being sold with no onward chain and prompt vacant possession.

Out & About...

Lexington Drive forms part of the 'Connect' development, built in 2012 by Linden Homes, lying off of Hanbury Lane on the Haywards Heath/Lindfield borders. There is a pathway providing access to Lindfield Nature Reserve & the quintessential High Street with its range of village pubs, stores, boutiques, restaurants & cafés. Everyday essentials can be found by the parade of shops with convenience store, fish & chip shop and barbers/hairdressers.



The mainline station is a mile distant (on foot/bicycle via Claire Park) and provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport, Brighton & the South Coast. Haywards Heaths town centre provides further shopping facilities via "The Orchards" and a variety of bars and restaurants on "The Broadway" including Pizza Express, Lockhart Tavern Gastropub and Orange Square.

By car surrounding areas are accessed via the A272 and A23 (M) with the latter lying approximately 6 miles west at Warninglid/Bolney.

The Specifics...

Tenure: Leasehold
Lease: 125 years from 1/11/11 - 111 years unexpired
Service Charge: £693 per half year
Ground Rent: £194 p.a.
Local Authority: Mid Sussex
Council Tax Band: B

We believe this information to be correct but recommend intending purchasers check personally to satisfy themselves.

NB

Please note some of the furniture in the marketing is computer generated for marketing/illustrative purposes.

