



**Connells**

Blackberry Drive  
Lindfield HAYWARDS HEATH

# Blackberry Drive Lindfield HAYWARDS HEATH RH16 2GF

for sale offers in excess of  
**£325,000**



## Property Description

An immaculately presented ground floor apartment having the benefit of it's own entrance and offering spacious and well laid out accommodation, forming part of this modern development within easy reach of Lindfield high street. The property comprises front door opening into entrance hall with built in cupboards, Large and bright lounge/kitchen with bay window, a well fitted kitchen with integrated appliances, en-suite shower to the main bedroom , further double bedroom and a bathroom. Benefits include gas central heating and double glazed windows. Outside there is an allocated parking space together with visitor parking, and a bike store. Ideal first time purchase.

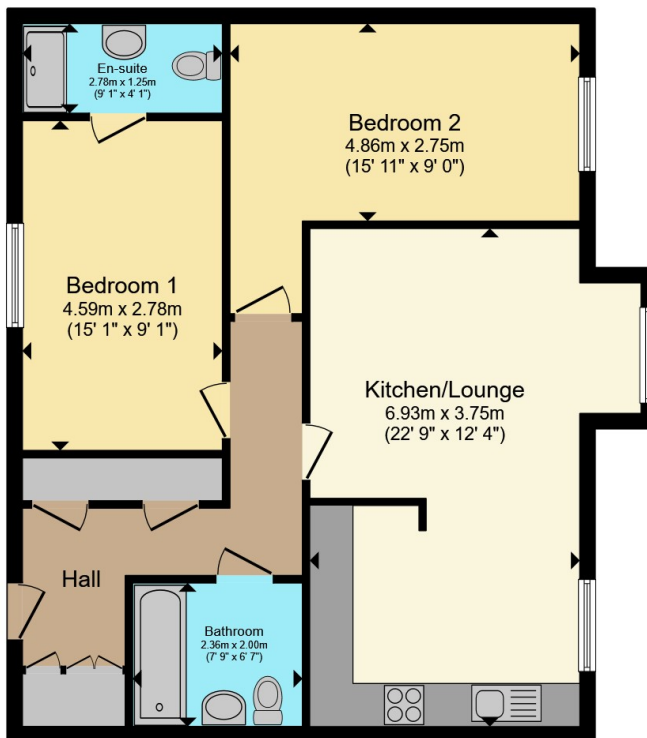
Situated in a new development just off Gravelye Lane, within a short distance of the village High Street, providing a range of traditional shops, services and boutiques. Haywards Heath is within easy reach providing a comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast. The property is close to open countryside, providing an abundance of footpaths, ideal for exploring the local area.











Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

EPC Rating: B Council Tax  
 Band: B

Service Charge: 968.87 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405734](http://connells.co.uk/Property/HAY405734)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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