



**MANSELL
McTAGGART**
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Flat 3, Littlecote House, 28 Compton Road, Lindfield, RH16 2JZ

Guide Price £425,000 Leasehold + Share of Freehold



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PLEASE WATCH VIEWING VIDEO

A rarely available 2 Double Bedroom ground floor apartment built in 2006 by Try Homes with 2 Bath/Shower Rooms, Parking + communal Gardens + NO CHAIN

- Security gated entrance, **Allocated Resident + Visitor Parking**
- **Communal Gardens** laid to patio and lawn
- **Security Entrance** lobby with private front door
- **Hallway** storage cupboards, security intercom
- Open plan **Sitting / Dining Room** windows and double doors to side terrace
- **Kitchen** fitted with a range of units at eye and base level, integral fridge, freezer washing machine and dishwasher + downlighting
- **2 Double Bedrooms** - **Bedroom 1** with 2 sets of double wardrobes
- **En-Suite Shower Room** fitted white suite
- **Bedroom 2** built-in wardrobes housing Worcester gas boiler
- Separate **Bathroom** fitted white suite
- Gas central heating to radiators (new boiler)
- Double glazed windows
- **Central Location** apartment that would suit many different buyers including downsizers or those looking for a UK bolt-hole
- **Tenure:** Leasehold: 999 years from 2005
- **Maintenance:** £1,176 per 6 months Jonathan Rolls Property & Estate Management, 74 Preston Drive, Brighton, BN1 6LB (01273) 684997



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EPC Rating: C and Council Tax Band: E

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

LOCATION – Compton Road is a popular residential road which runs between Hickmans Lane and Denmans Lane. Lindfield picturesque High Street is nearby offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a landmark pond and a common which holds several 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).



Number 3



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