



**St Nicholas Court**  
Lindfield, West Sussex, RH16 2



**Mark Revall & Co**

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**Guide Price £315,000 - Freehold**

A 2 bedroom freehold corner-terrace bungalow forming part of a popular retirement scheme set around a central courtyard designed exclusively for the active elderly. The property benefits from a sitting room, modern shower room and refitted kitchen/breakfast room, engineered oak flooring to the hall, kitchen and sitting room, together with gas fired central heating and replacement double glazing throughout. Outside there is a private patio area overlooking adjacent playing fields. The property has the further advantage of a garage in a nearby block. The management company are responsible for all the external maintenance and upkeep of the gardens and for peace of mind there is also a 24 hour emergency call system installed.

Situated in a quiet tucked away location within a short walk of the village High Street, which provides a range of everyday shops and services including butcher, greengrocers, supermarket, modern medical centre and churches. The village is well served by a regular bus service providing access to Haywards Heath with its comprehensive range of shops and leisure facilities together with mainline train station.



**Covered Entrance Porch** Quarry tiled floor. Outside light point. Double glazed replacement front door to:

**Square Entrance Hall** Built-in coats cupboard. Radiator. Built-in airing cupboard. 24 hour emergency call system. Engineered oak flooring. Drop down hatch to roof space.

**Sitting Room** 13'5" x 11'5" (4.09m x 3.48m) Engineered oak flooring. Wall mounted electric fire. 2 radiators. TV aerial point. Telephone point. Double glazed replacement window and sliding patio door to terrace.

**Refitted Kitchen/Breakfast Room** 9'10" x 9'9" (3.00m x 2.97m) Refitted in 'Shaker' style units comprising work surface with inset stainless steel sink unit with cupboards below. Plumbing for washing machine. 4 ring electric induction hob with extractor above, flanked by fitted wall cupboards. Built in Neff oven with microwave above. Space for breakfast table and upright fridge/freezer. Cupboard housing gas fired boiler. Radiator. Engineered oak flooring. Double glazed replacement window.

**Bedroom 1** 11'5" x 11'0" (3.48m x 3.35m) Built-in double wardrobe cupboard with panelled bi-fold doors. TV aerial point. Radiator. Double glazed replacement windows.

**Bedroom 2** 10'3" x 9'0" plus door recess (3.12m x 2.74m) Radiator. Double glazed replacement window.

**Shower Room** White suite comprising large fully enclosed shower cubicle with fitted shower unit and glazed door. Vanity unit with wash basin and mixer tap with drawers and cupboards below. Low level wc. Shaver/light fitting. Emergency call system. Ladder towel warmer. Double glazed replacement window.

### Outside

**Private Patio** Westerly facing and overlooking playing fields.

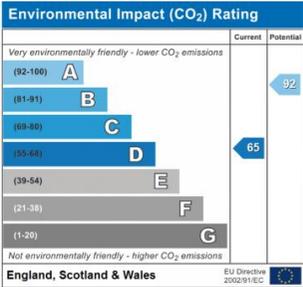
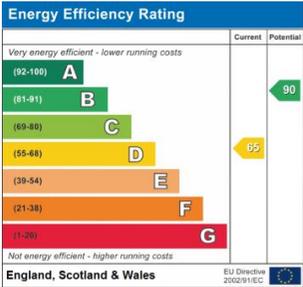
**Communal Gardens** The main garden areas are communal and maintained under the management scheme and consist of a well planted central courtyard with a variety of established trees and shrubs. Seating areas.

**Garage** Up and over door (Centre garage in block of three).

**Service Charge** The current quarterly charge is to be confirmed, and includes external buildings maintenance and decoration, gardening, alarm system, estate lighting plus building insurance.



# Floorplan to follow



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note:  
 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.  
 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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