



Littlecote House

28 Compton Road, Lindfield, West Sussex, RH16 2JZ



Mark Revill & Co

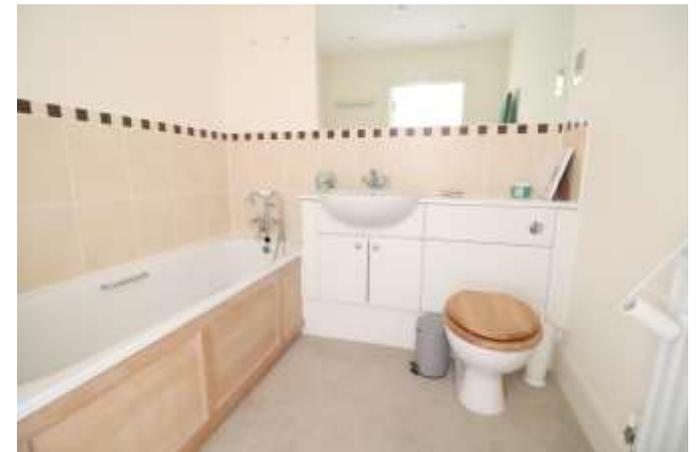
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Price £435,000 - Leasehold & Share of Freehold

A most sought after luxury 2 bedroom First Floor apartment in this distinctive development featuring a passenger lift, well tended and mature communal gardens with lawns and seating areas and allocated parking approached via electric security gates. This spacious apartment benefits from a fitted kitchen, an en-suite shower to the main bedroom, gas central heating, double glazing and a security entry phone system.

Ideally located within a short stroll of the pretty village High Street with a variety of traditional shops and amenities on the doorstep including supermarket, Post Office, village hall, several churches and the adjacent medical centre. The town of Haywards Heath is just over a mile away and provides more shopping facilities and the railway station with access to London, Gatwick and the coast.



Security Entry Phone System Front door to:

Communal Entrance Hall Lift and staircase to:

First Floor

Entrance door to:

Entrance Hall Radiator. Built-in cloaks cupboard. Large walk-in storage cupboard with light and housing gas combination boiler. Telephone point. Entry phone system.

Sitting/Dining Room 18'0" into bay x 13'2" plus recess (5.49m x 4.01m) 2 radiators. TV aerial point. Double glazed bay window. Glazed double casement doors to:

Fitted Kitchen 9'1" x 7'2" (2.77m x 2.18m) Fitted in modern units with granite work surfaces comprising inset 1 1/2 bowl sink unit with mixer tap, cupboards and integrated dishwasher below. Inset Siemens gas hob with extractor canopy above and drawers and cupboards under. Integrated fridge and freezer. Fitted wall cupboards. Part tiled walls and tiled floor.

Bedroom 1 14'3" max x 10'1" (4.34m x 3.07m) Radiator. Fitted double wardrobe cupboard. Door to:

En-Suite Shower Room White suite comprising walk-in shower enclosure with fitted shower unit in fully tiled surround and glazed door. Fitted wash hand basin with cupboards below. Low level wc. Ladder towel warmer. Shaver point. Ceiling downlighters.

Bedroom 2 10'0" x 9'10" plus door recess (3.05m x 3.00m) Radiator. Built-in wardrobe cupboard.

Bathroom White suite comprising enclosed panelled bath with fitted shower attachment. Fitted wash hand basin with cupboards below. Low level wc. Radiator. Shaver point. Ceiling downlighters.

Outside

Allocated Car Parking Space Electric security gates and gravel driveway leading to parking area and allocated parking space No 7. Additional visitors parking.

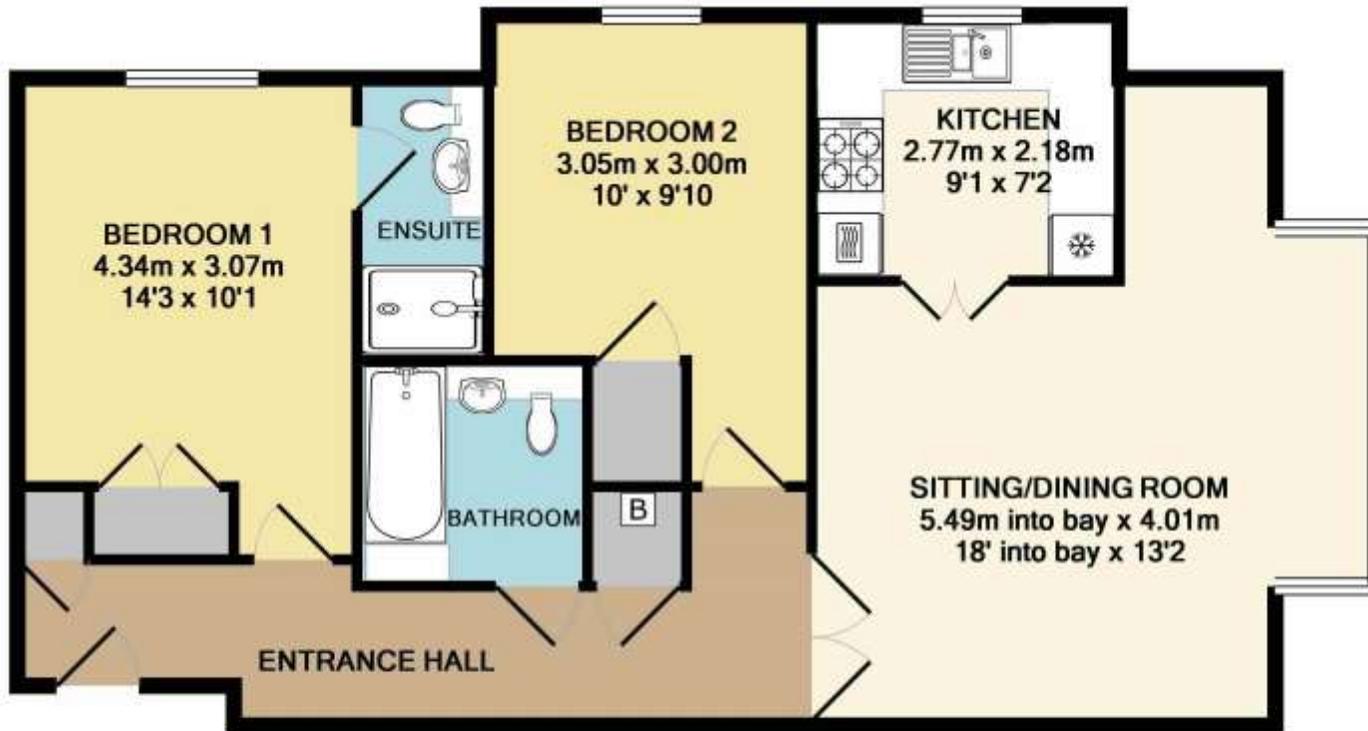
Communal Gardens Delightful gardens surround the property being well maintained with an abundance of trees and shrubs. Areas of lawn with seating areas.

Outgoings

Service Charge £792.48 per half year to include all external maintenance, upkeep of the gardens and buildings insurance.

Leasehold The flat is held on a 999 lease from 2005 and all the residents own a share of the Freehold.





TOTAL APPROX. FLOOR AREA 72.5 SQ.M. (781 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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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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