



**8 Green Meadows**  
**The Welkin, Lindfield, West Sussex, RH16 2PE**



**Mark Revill & Co**

## 8 Green Meadows

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Price £250,000 - Leasehold

An attractive, bright and spacious first floor flat which is approached via a private entrance and staircase. Features include a good size living room with fireplace surround, a spacious kitchen/breakfast room, 2 good size bedrooms, gas central heating and double glazed replacement windows throughout. Outside the well tended gardens are communal with a parking area and garages located to the rear which are available to rent if required. We understand that the flat will be sold with the benefit of a new long lease which will then have approximately 142 years remaining.

Pleasantly situated in this sought after, quiet location within walking distance of the village High Street with all the local shops and amenities close by including a variety of traditional shops, supermarket, Post Office, coffee shops, restaurants, pubs and the modern medical centre. The neighbouring town of Haywards Heath is a short drive away and provides further shopping and leisure facilities as well as the train station with good access to London, Gatwick and Brighton. The village also benefits from highly regarded schools catering for all age ranges from nursery through to secondary education.



Outside light point. Glazed front door to:

**Entrance Hall** Staircase to first floor.

**Hallway** Radiator. Drop down hatch to roof space. Built in cloaks cupboard. Built in airing cupboard.

**Living Room** 19'9" x 11'10" (6.02m x 3.61m) Feature fireplace surround with fitted electric fire on marble hearth. Double glazed replacement window. Radiator. TV aerial point. 3 wall light points.

**Kitchen/Breakfast Room** 12'3" x 11'0" (3.73m x 3.35m) Stainless steel sink unit with mixer tap, drawer, cupboards. Washing machine and dishwasher. Further work surfaces with drawers and cupboards below. Electric cooker with extractor hood above. Fitted wall cupboards. Space for breakfast table. Radiator. Wall mounted gas boiler. Double glazed replacement window. Fully tiled walls. Fridge/freezer.

**Bedroom 1** 11'10" x 9'1" (3.61m x 2.77m) Radiator. Built in double wardrobe cupboard and 2 further storage cupboards. Double glazed replacement window.

**Bedroom 2** 13'5" x 7'10" (4.09m x 2.39m) Radiator. 2 built in double wardrobe cupboards. Double glazed replacement window.

**Bathroom** White suite comprising enclosed panelled bath with fitted shower unit. Low level wc. Pedestal wash hand basin. Radiator. Fully tiled walls. Double glazed replacement window.

## Outside

**Communal Gardens** Well kept communal gardens surround the flat.

**Car Parking Area** Car parking area. N.B. We understand that there are also garages currently available to rent if required.

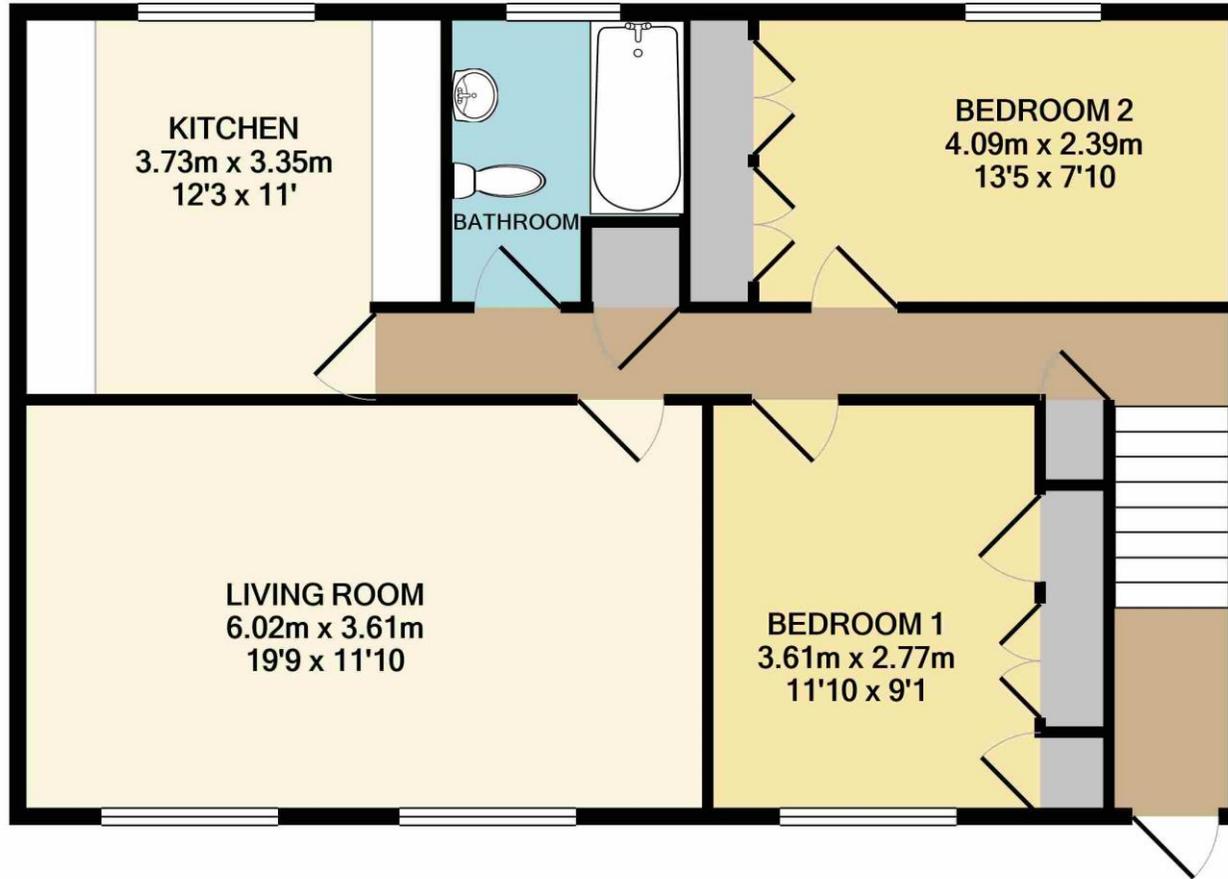
## Outgoings

**Service Charge** Currently £222.13 per quarter to include all external maintenance, upkeep of the gardens and buildings insurance.

**Lease** We understand that the flat will be sold with the benefit of a new long lease which will have approximately 142 years remaining.

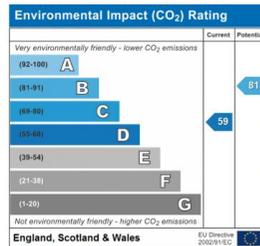
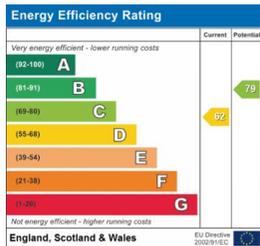
**Ground Rent** £10 per quarter.





TOTAL APPROX. FLOOR AREA 77.5 SQ.M. (834 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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