



Newton Road
Lindfield, West Sussex, RH16



Mark Revill & Co

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Guide Price £235,000 - Leasehold

A smart 2 bedroom first floor flat benefitting from well presented accommodation throughout. The accommodation comprises of a double aspect sitting room, fitted kitchen, bathroom and double aspect main bedroom. Further benefits include gas fired central heating, replacement double glazing and wood effect laminate flooring throughout. Outside, the property has the further advantage of a private, fully enclosed garden to the rear. The property is brought to the market with the advantage of no onward chain.

Located within a short walk of the village High Street providing a variety of everyday shops, supermarket, Post Office, restaurants and three public houses. Other nearby amenities include the medical centre, village hall and well regarded schools from nursery through to secondary education. The main commuter town of Haywards Heath is about a mile away and provides further shopping and leisure facilities and the main line station with fast rail links to Brighton, Gatwick and London.



Front door to:

Communal Entrance Hall Staircase to:

First Floor

Landing Large built in storage cupboard with double glazed replacement window. Private front door to:

Hall Wood laminate flooring. Built in cupboard housing gas fired boiler. Hatch to roof space. Access to all rooms.

Living Room 13'0" x 12'5" (3.96m x 3.78m) A bright double aspect room with wood effect laminate flooring. TV aerial point. Radiator. Double glazed replacement windows.

Kitchen 12'0" x 6'0" (3.66m x 1.83m) Long fitted work surface with inset sink unit and mixer tap with drawers, cupboards and plumbing for washing machine below. Inset 4 ring gas hob with oven below and extractor above flanked by fitted wall cupboards. Space for fridge. Part tiled walls. Wood effect laminate flooring. Double glazed replacement window.

Bedroom 1 12'2" x 11'3" maximum (3.71m x 3.43m) Double aspect. Fitted wardrobe cupboards to one wall. Built in airing cupboard. Radiator. Wood effect laminate flooring. Double glazed replacement windows.

Bedroom 2 9'4" x 7'10" (2.84m x 2.39m) Fitted wardrobe cupboard. Wood effect laminate flooring. Double glazed replacement window.

Bathroom Suite comprising panelled bath, wall mounted wash hand basin with cupboard below and low level wc. Wood effect laminate flooring. Radiator. Double glazed replacement window.

Outside

Private Rear Garden Two neat areas of lawn with shrub borders. Timber garden shed. Fully enclosed by timer fencing with access gate.

Outgoings

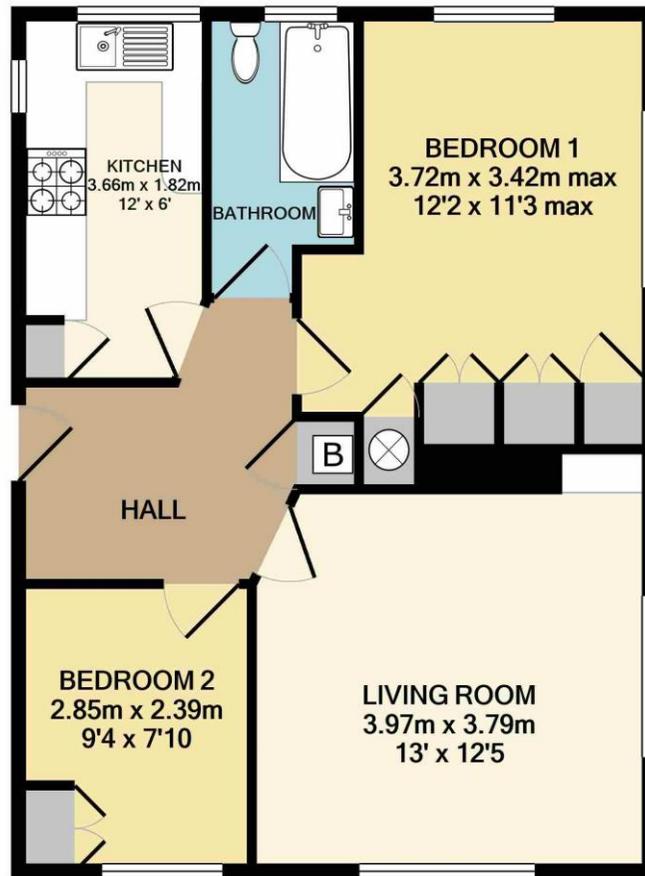
Lease 93 years remaining.

Maintenance £350 per annum.

Ground Rent £10 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 54.5 SQ.M. (587 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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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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