



Barncroft Drive
Lindfield, West Sussex, RH16 2



Mark Revill & Co

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Guide Price £240,000 - Freehold

A super double bedroom first floor apartment built by Barratt Homes in 2012, benefitting from its own private entrance together with a garage and parking. The well laid out accommodation comprises an entrance hall, sitting room, dining area, fitted kitchen with integrated appliances, modern bathroom and large double aspect bedroom. The property further benefits from gas fired central heating and double glazing throughout. The property is brought to the market with the further advantage of vacant possession. Ideally suited to either a first time buyer or investor, the property was previously let at £825 per calendar month.

Barncroft Drive is situated in the popular Limes development, just a short walk from the village High Street with supermarket, butcher, greengrocer, coffee shops, public houses and a range of boutique shops. In close proximity is Lindfield's Common, nature reserve, several churches, and well regarded local schools. Haywards Heath is just over a mile away providing further comprehensive shopping and leisure facilities including a modern Waitrose store and a mainline railway station providing a fast links to both central London and the south coast.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

825.10 ft²

76.65 m²

Reduced headroom

14.10 ft²

1.31 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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