







## Flat 6

A very spacious and immaculately presented 2 bedroom purpose built maisonette located in a lovely courtyard setting within this small high quality development built by Thakeham Homes in 2017 with a prominent central green. Although situated in a semi rural location with open fields close by, Wivelsfield Station and a parade of shops are within a comfortable 15 minute walk. The mainline towns of Burgess Hill and Haywards Heath are almost equidistant.

- Private Entrance Hall
- 2 Double Bedrooms
- Kitchen/Living/Dining Room
- Select Small Development
- Landing & Loft Space
- Council Tax Band C
- Lease: 125 years from 2017
- Maintenance/service charge is approx £130 pcm. Buildings Insurance: £185.04 per annum.





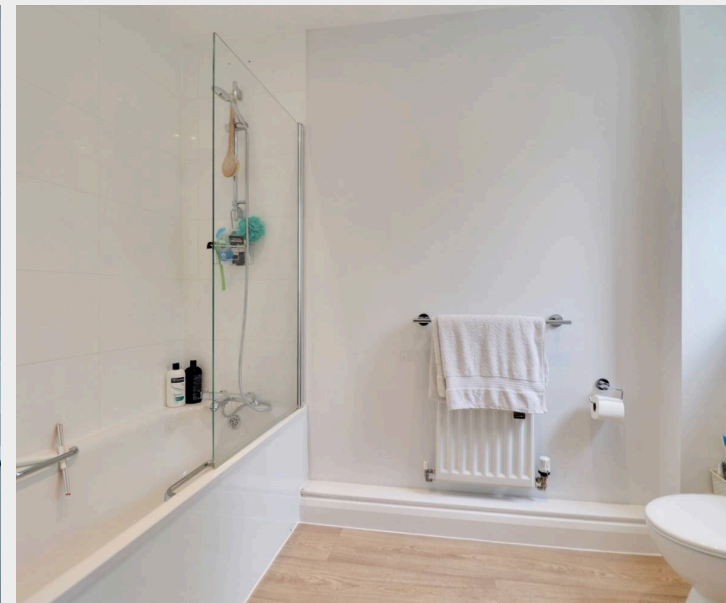
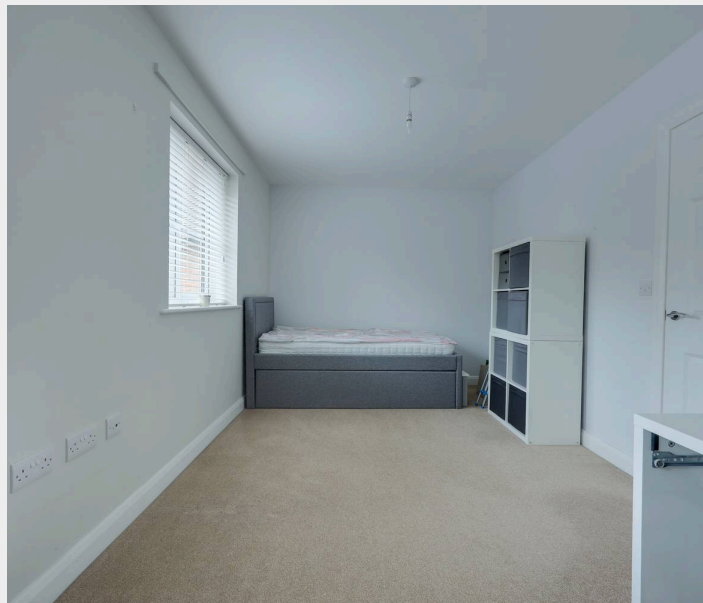
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The accommodation includes private front door to an entrance hall with meter/storage cupboard and stairs rising to the first floor landing with hatch to loft space, a cloaks cupboard and a storage cupboard. A particular feature is the generous dual aspect kitchen/living/dining room with recently installed mood lighting. The kitchen is fitted with a range of white cupboards complemented by a built in table with seating for 6 people. Integrated appliances include a gas hob, an oven, a dishwasher, a washing machine and a fridge/freezer.

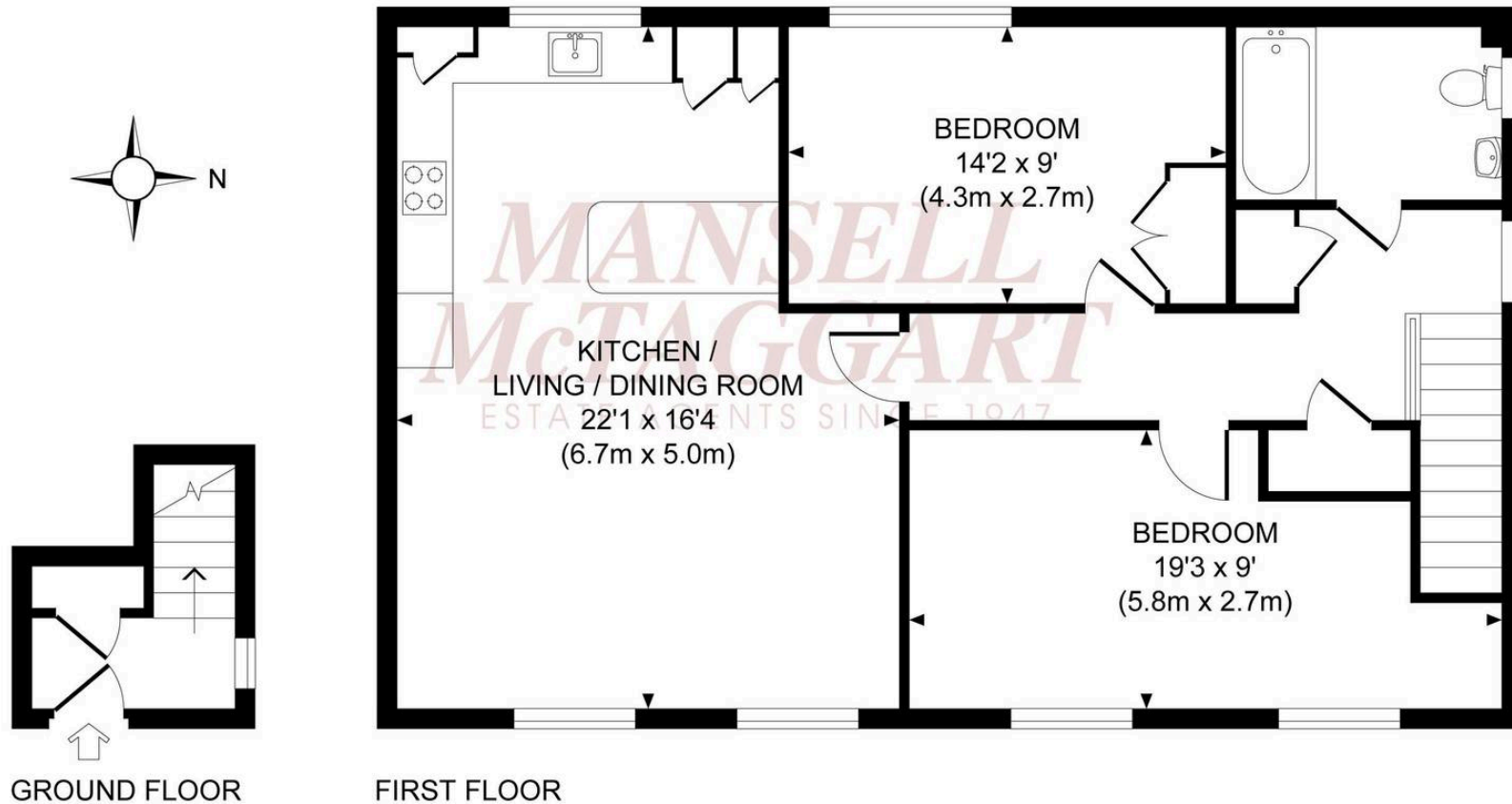
There are 2 large double bedrooms and a bathroom fitted with a white suite.

Outside there is an allocated parking space with visitor bays available.

Benefits include gas fired central heating (the Vaillant combination boiler is located in the kitchen), uPVC framed double glazed windows and the remainder of the NHBC guarantee.



Approximate Gross Internal Area  
825 sq ft / 76.7 sq m



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