



**MANSELL
McTAGGART**
Trusted since 1947



Flat 24 Blackberry Drive, Lindfield, West Sussex, RH16 2GF

Offers In Excess Of **£280,000 Leasehold**



Flat 24 Blackberry Drive, Lindfield, RH16 2GF

****PLEASE WATCH VIEWING VIDEO****

A superb 2 Double Bedroom, 2 Bath/Shower Room Top Floor apartment situated within a modern block of only 6 properties.

Built in 2021 by Taylor Wimpey. 125 year lease from 1st January 2019.

- **Security Entrance** stairs to the 2nd / Top Floor
- Landing door into **Inner Lobby**, private front door into the **Entrance Hall** 2 deep storage cupboards, loft hatch + security intercom
- A generous open plan **Kitchen / Dining / Living Room** space for table and chairs, Kitchen fitted with a range of units and appliances
- **Bedroom 1** front balcony
- **En-Suite Shower Room** fitted modern white suite
- **Bedroom 2** space for wardrobes
- Separate **Bathroom** fitted modern white suite
- **Allocated Parking Space** (No. 92)
- **Visitor Parking + Bike Store**
- Gas fired central heating
- Double glazed windows
- 2 Balconies
- Pleasant outlook over Play Park
- Walking distance of the picturesque High Street, highly regarded local Schooling, open countryside and village Common
- Haywards Heath mainline railway station for direct links to London, Gatwick and Brighton is 1.7 miles
- **Estate Charge:** £1,785.00 per annum



Flat 24 Blackberry Drive, Lindfield, West Sussex, RH16 2GF

EPC Rating: B and Council Tax Band: B

LOCATION

Blackberry Drive is situated just off Gravelye Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

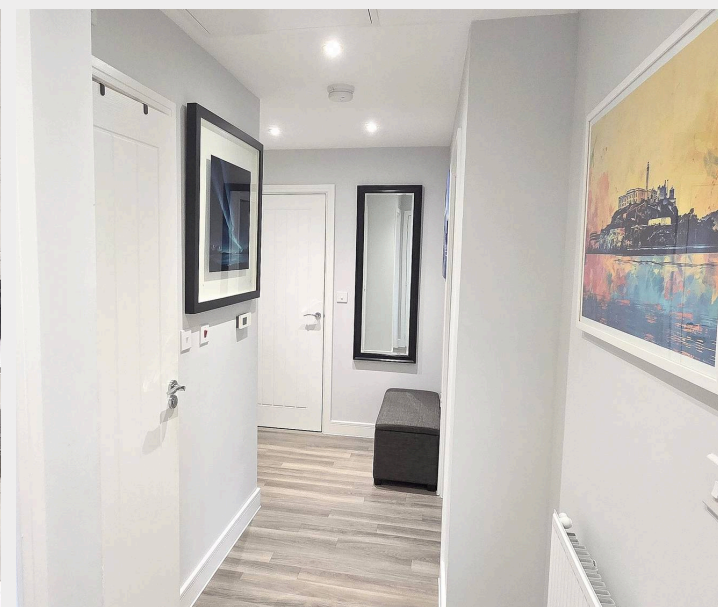
SCHOOLS

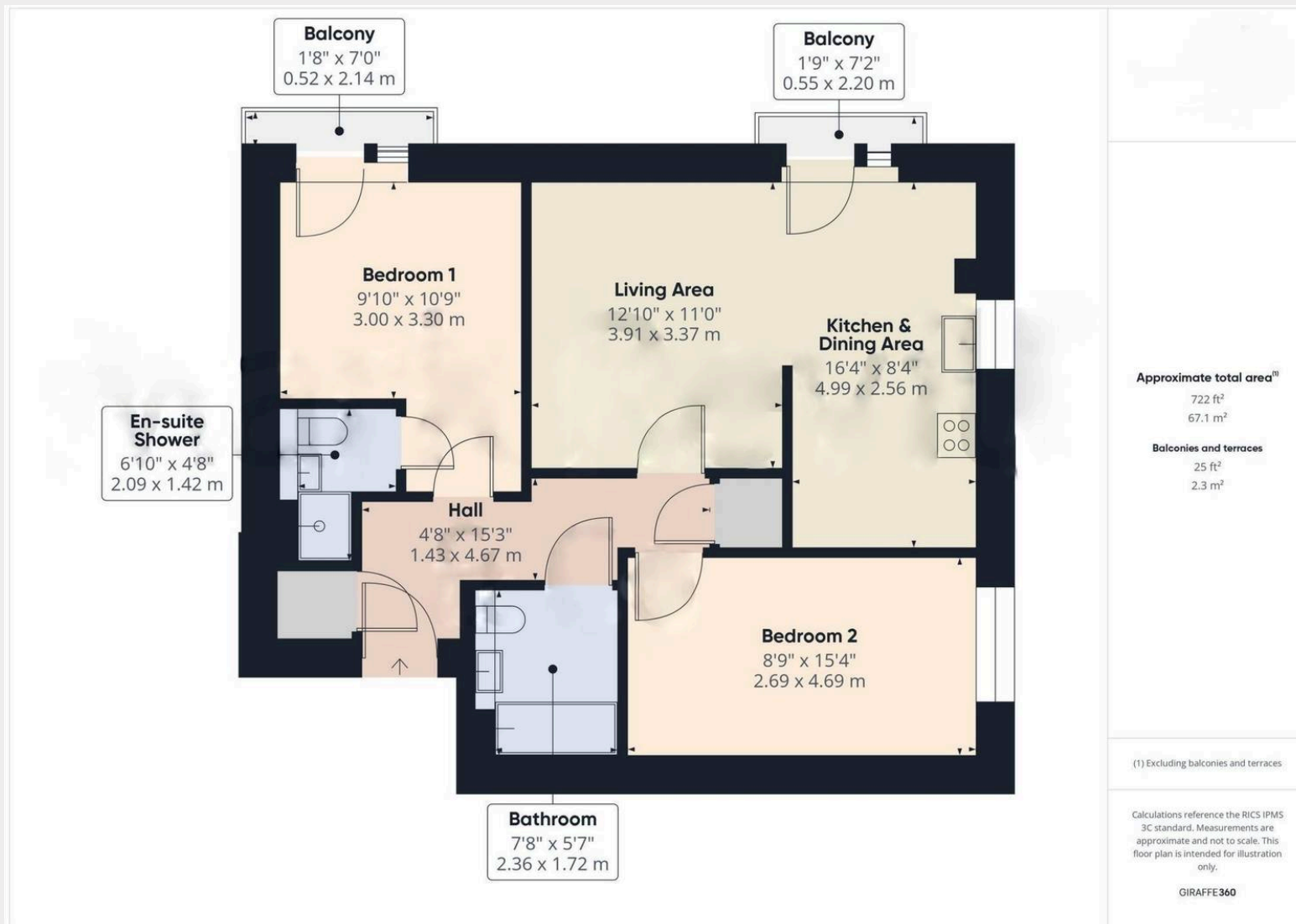
Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

STATION

Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —





Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.