



**MANSELL  
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**13 Green Meadows, The Welkin, Lindfield, RH16 2PE**

Guide Price **£250,000 – £275,000 Leasehold**



## 13 Green Meadows, The Welkin, Lindfield, RH16 2PE

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

**2 Double Bedroom Ground Floor maisonette  
situated in a tucked away and central village  
location. MODERNISATION REQUIRED. An  
excellent opportunity to create your own home.  
NO CHAIN**

- Private front door into **Entrance Hall** + storage cupboard
- Bay fronted **Sitting / Dining Room** with gas fire
- **Bedroom 1** with built-in double wardrobes
- **Bedroom 2** with useful deep storage cupboard
- Re-fitted white **Shower Room**
- **Kitchen / Breakfast Room** with fitted units and space for domestic appliances + door to rear
- Walking distance of the picturesque village High Street, Common, Pond and Schooling + **Residents Parking Area**
- Gas fired central heating to radiators
- uPVC double glazed windows
- **Leasehold** 125 years from 24th June 2001

**Service Charge: approx £288.56 + Ground Rent:  
£25.00 + Reserve Fund: £50.00 (all per quarter).**

Payable to Hamways Limited, Hamways House,  
104 Station Road East, Oxted, Surrey, RH8 0QB –  
Tel: 01883 730890).



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**EPC Rating: C and Council Tax Band: C**

**LOCATION** - Green Meadows is tucked away off The Welkin overlooking an area of green. The Welkin is approached via Hickmans Lane and is within a short walk of Lindfield's tree-lined High Street with its traditional shops, tea rooms and boutiques. The village also has a church, village hall, several public houses, numerous sports and leisure groups plus the long established Bonfire Society.

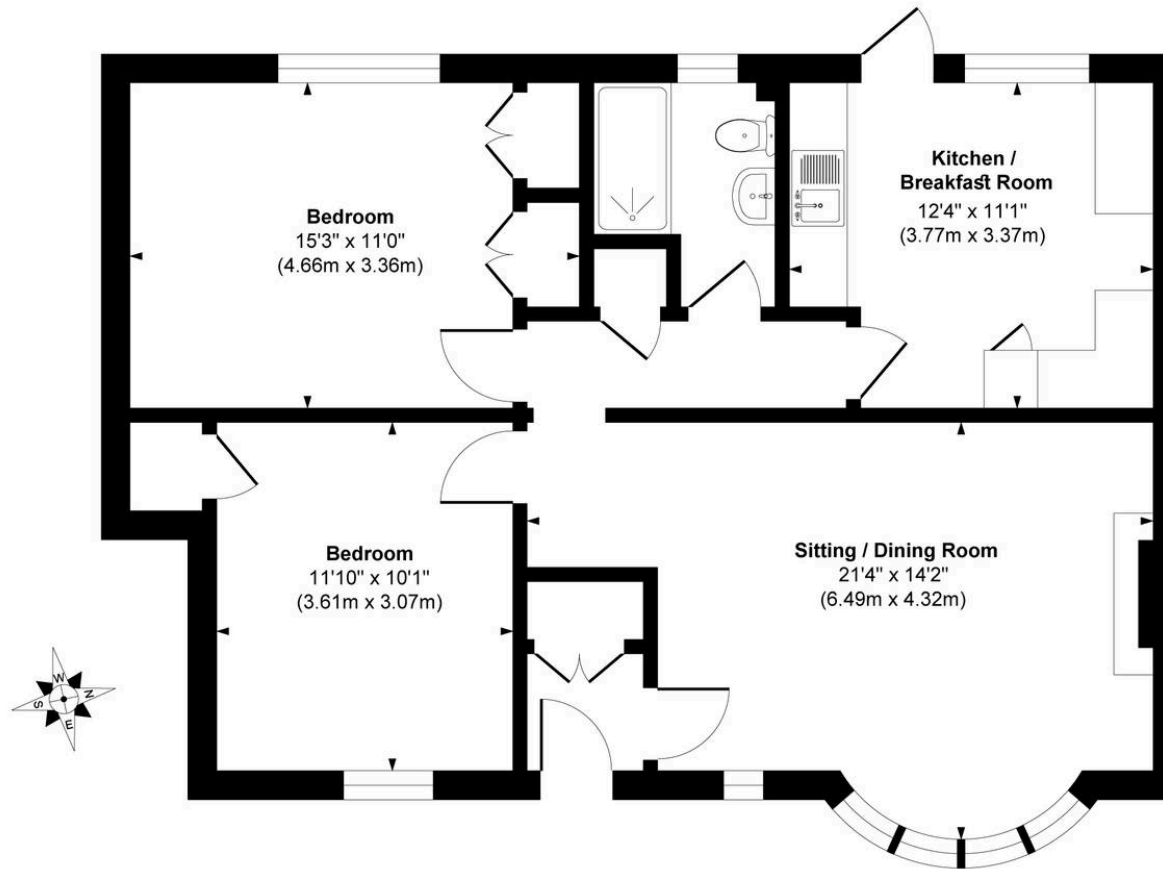
**BY ROAD** - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

**SCHOOLS** - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.1 miles), Oathall Community College Secondary School (1 mile). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (2.7 miles).

**STATION** - Haywards Heath mainline railway station (1.5 miles) providing fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15mins) and Brighton (20 mins).

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**Approx. Gross Internal Floor Area 800 sq. ft / 74.34 sq. m**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Estate Agents

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