



118 The Welkin, Lindfield, West Sussex, RH16 2PL

Mansell McTaggart Lindfield

Guide Price £515,000 Freehold

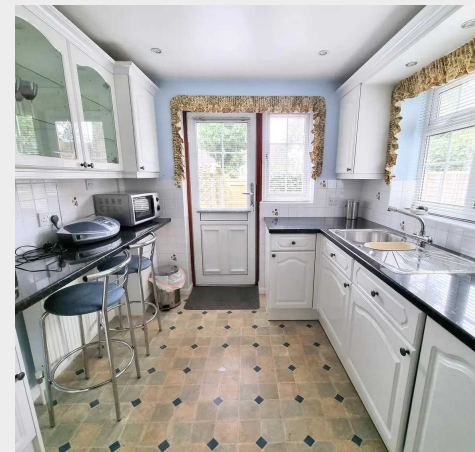


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EPC Rating: C and Council Tax band: E

This extended, well presented and tucked away 3 bedroom home provides 1,142 sq ft of accommodation (plus potential for a 4th bedroom with a loft conversion, if required, subject to any consent). **Entrance Hall** with stairs to first floor, radiator and cupboards housing fuse box. Ground floor **Cloakroom/WC** fitted white suite, low level WC, wash basin, heated towel rail and opaque front window. **Sitting Room** with lovely wood block flooring, radiator, front window, recess shelving and storage, space for electric fire with hearth and mantel. Sliding doors open through to the **Dining Room** with wood block flooring, radiator, window and door to rear garden. Door into the extended **Kitchen / Breakfast Room** fitted with white units at eye and base level, glazed display cupboards, breakfast bar, sink unit with mixer tap and waste disposal unit, inset washing machine, 4-ring gas Bosch hob, eye level oven and grill, windows to side and rear plus rear door to garden and return door to hall. **First Floor** landing with loft hatch (ladder / part boarded / insulation), airing cupboard with hot water cylinder and shelving. **Bedroom 1** front window, radiator and built-in wardrobes. **Bedroom 2** rear window, radiator and built-in wardrobes. **Bedroom 3** rear window and radiator. **Family Shower Room** tiled shower cubicle, low level WC, wash basin, mirror fronted medicine cabinet, heated towel rail and opaque front window.



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OUTSIDE

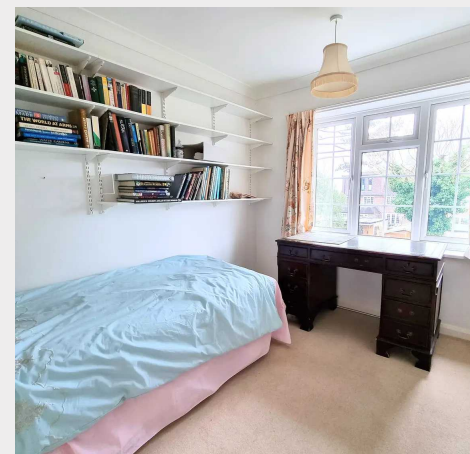
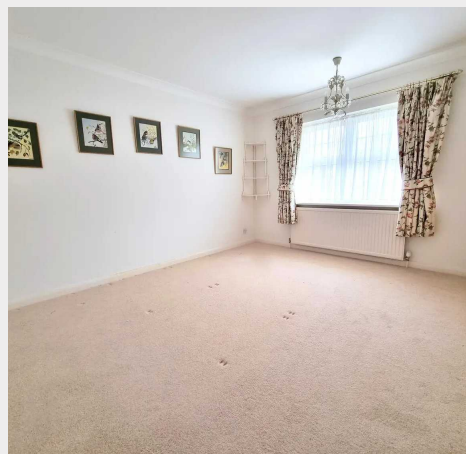
To the front is a 24' area of lawned garden with plants and flowers flanked by block paved pathway. Rear gated access leads into the sunny and private **South West Facing Rear Garden** (32' x 20') landscaped for ease of maintenance, paved patio, summerhouse, small garden shed, water tap, lighting and timber fenced boundaries. There is a **Single Garage** located in a nearby block with up and over green door.

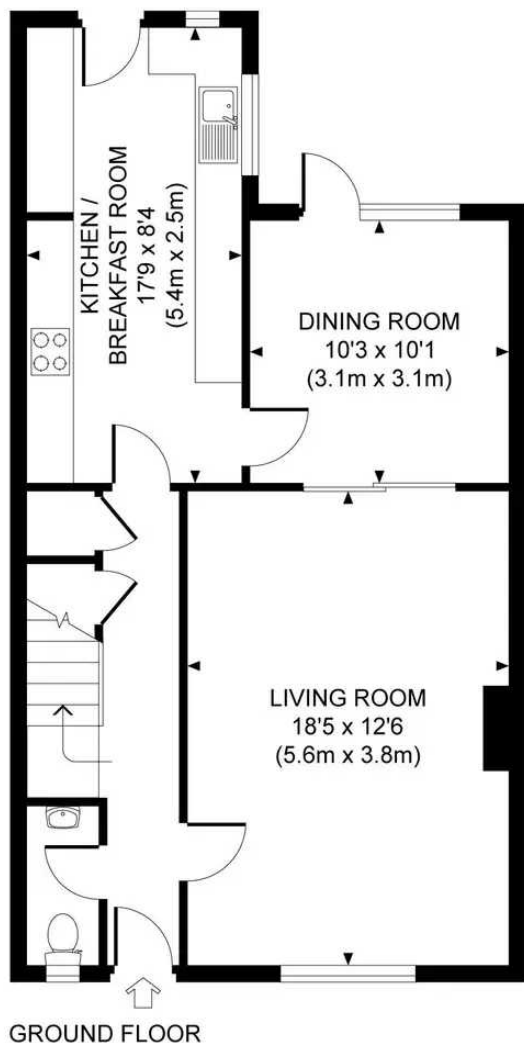
LOCATION

The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its 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 A/M23 linking with Gatwick Airport and the M25.

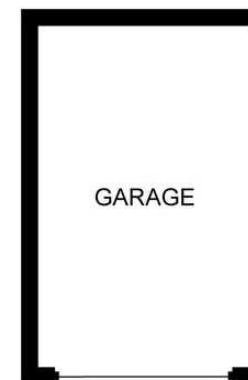
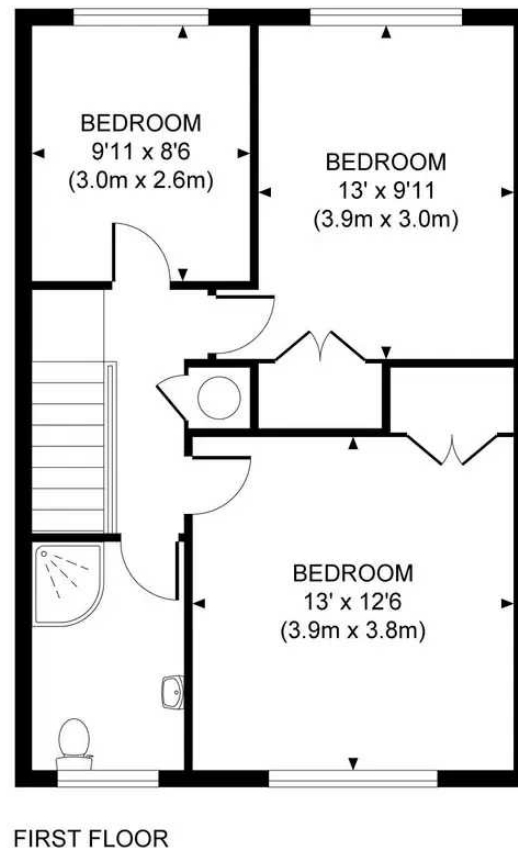
Schools: Lindfield Primary (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including: Great Walstead (1.7 miles) and Ardingly College (2.2 miles).

Station: Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
1142 sq ft / 106.1 sq m



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