



**55 Denmans Lane, Lindfield, West Sussex, RH16 2JN**

Guide Price **£1.0m - £1.15m** Freehold

Mansell McTaggart Lindfield



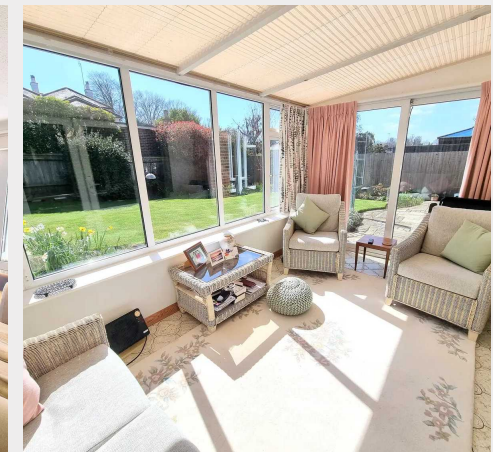
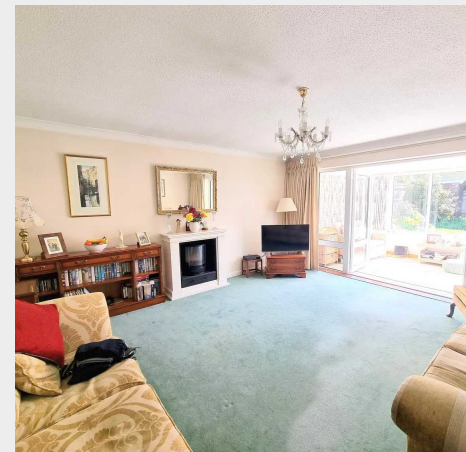
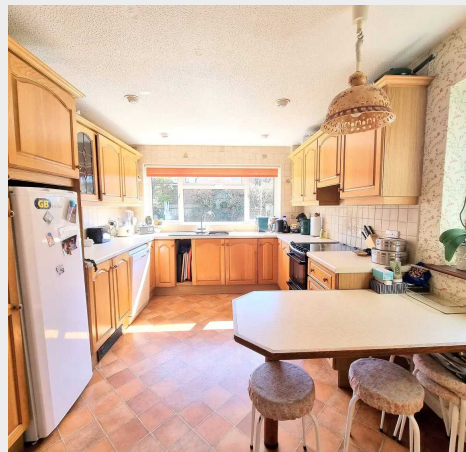
**MANSELL  
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# 55 Denmans Lane, Lindfield, West Sussex, RH16 2JN

**EPC Rating: D and Council Tax: G**

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

A spacious family home situated in one of Lindfield's most highly regarded locations with private South facing rear garden. The accommodation spans 3 floors comprising: **Reception Hall** stairs to first floor, storage and radiator. **Cloakroom/WC** white suite, low level WC, wash basin, radiator and opaque front window. **Kitchen / Breakfast Room** units at eye and base level, breakfast bar, worksurfaces, space for cooker and dishwasher, sink unit, space for fridge freezer, side and rear windows. **Utility Room** fitted units, sink unit, space for appliances, linen cupboard, radiator, space for fridge freezer, front window and side door. **Dining Room** space for table and chairs, radiator, serving hatch and rear window. **Lounge** space for electric fire, radiator and double doors into **Conservatory** lean-to roof, windows on three sides with sliding patio doors. **First Floor** landing, front window, hatch to insulated loft space with gas fired boiler. Space saving paddle stairs to top floor. **4 Double Bedrooms** all with built-in wardrobes **Family Bathroom** white suite, bath and Aqualisa shower, screen, low level WC, wash basin, cupboards / drawers, heated towel rail and opaque front window. **Shower Room** shower cubicle, Aqualisa unit, low level WC, wash basin, cupboards / drawers and opaque side window. **Top Floor** part boarded loft space and **Office** 3 recessed study areas each with radiator and rear window, storage cupboards and **Cloakroom/WC** white suite, low level WC and wash basin.

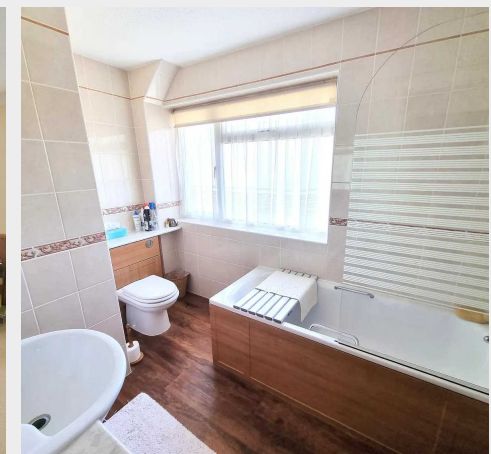
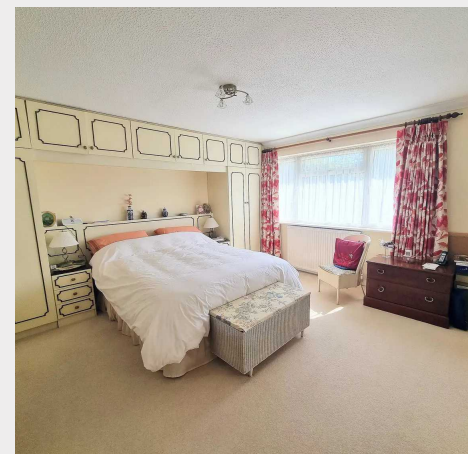
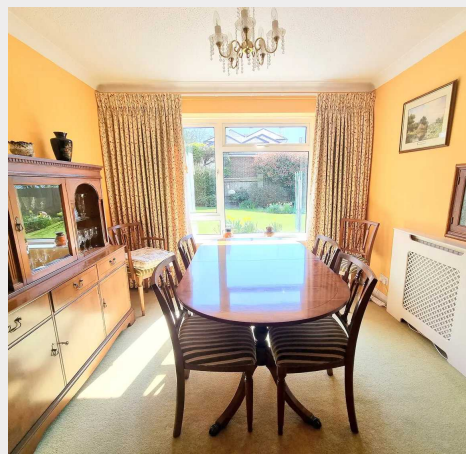


## 55 Denmans Lane, Lindfield, West Sussex, RH16 2JN

**Benefits** include gas fired central heating to radiators, double glazed windows and excellent potential for alteration, if required. **Outside:** 45' wide x 43' frontage with an area of lawn, flowers and shrubs, block paved **Private Driveway** for several vehicles leading to the semi-integral **Double Garage** with electric up and over door, power and meters. Gated side access to the enclosed and private 45' wide x 42' deep **South Facing Rear Garden** with external power and water tap, paved patio, shaped lawns with an array of mature and colourful plants, flowers and shrubs, further seating area and timber fenced boundaries.

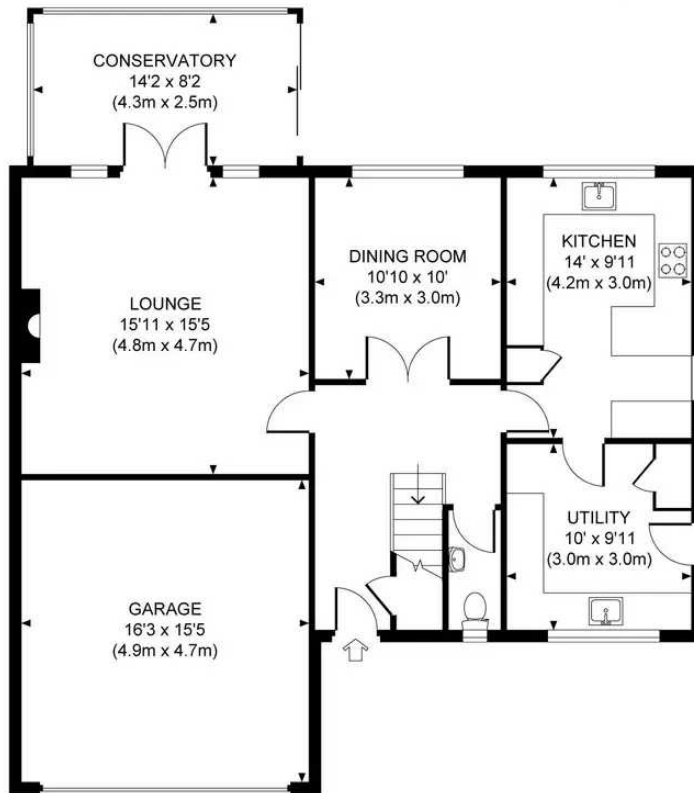
**Location:** The property is situated in Denmans Lane, located off the Hickmans Lane end and is a prime village address with playing fields nearby and a short walk of the High Street, local pub, shops, stores, churches and pond. Lindfield has numerous sports clubs, leisure groups and societies including 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 M25.

**Schools:** Lindfield Primary School (0.6 miles) Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent Schools: Great Walstead (1.9 miles) and Ardingly College (2.4 miles). **Station:** Haywards Heath mainline railway station (1.1 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

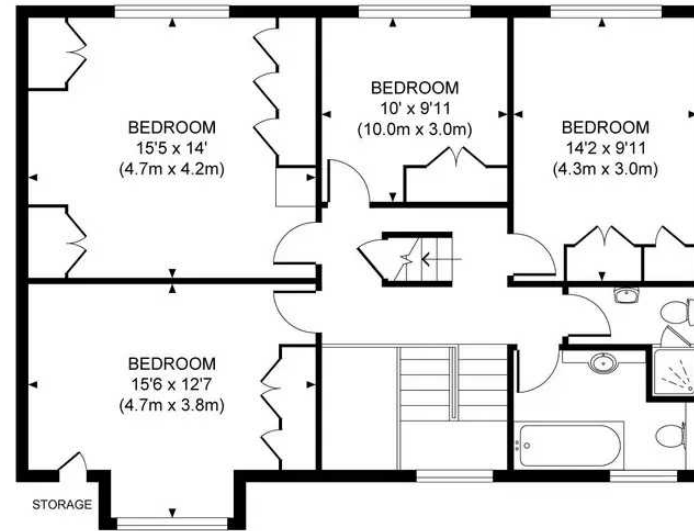
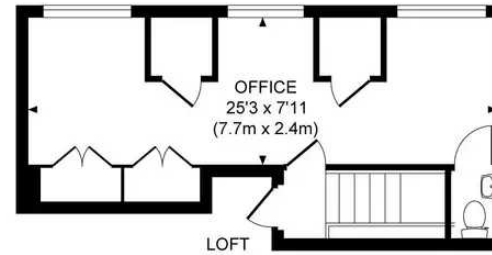




Approximate Gross Internal Area  
2260 sq ft / 210.0 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Estate Agents

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