



'Beeches Corner' Gravelye Lane, Lindfield, RH16 2RY

Guide Price £750,000 Freehold

Mansell McTaggart Lindfield



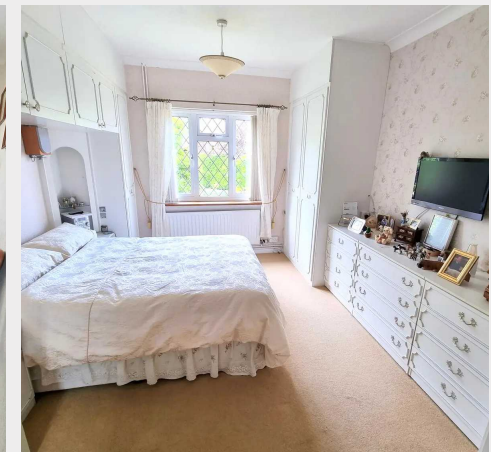
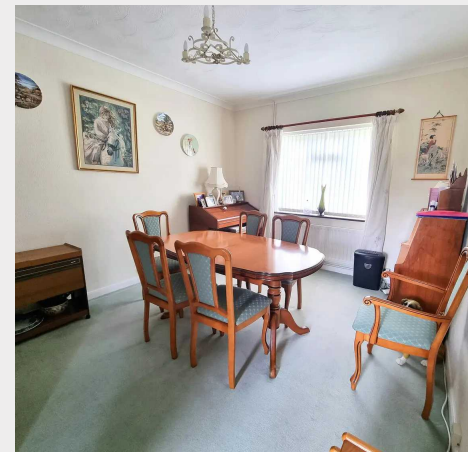
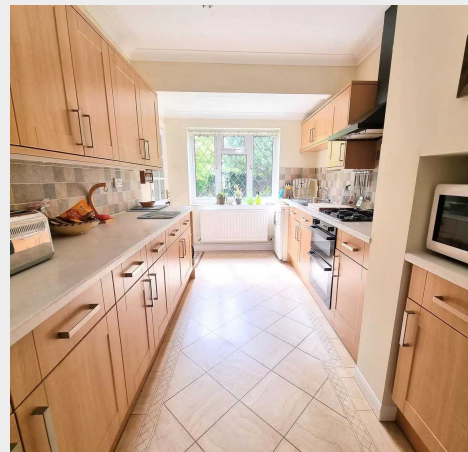
'Beeches Corner' Gravelly Lane, Lindfield, RH16 2RY

EPC Rating: D and Council Tax Band: E

PLEASE WATCH VIEWING VIDEO

A well presented detached bungalow situated on a mature **0.25 acre South West facing Corner Plot** with beautiful gardens located a few minutes walk of the village Common. The accommodation comprises:

- 3 double bedrooms (one with extensive built-in bedroom furniture)
- Separate Family Bath / Shower Room fitted with a coloured suite
- Spacious L-shaped Reception Hall
- Double aspect Sitting / Dining Room + fireplace and patio doors opening onto the rear garden and paved terrace
- Extended Kitchen fitted with extensive units and some integral appliances
- Utility Room with wall mounted 'Worcester' gas fired boiler, hot water cylinder, space and plumbing for washing machine and dishwasher
- Gas fired central heating to radiators + double glazed windows
- Private, mature and colourful gardens laid to lawns + paved patios, summerhouse, vegetable patch and greenhouse
- Block paved Private Driveway for several vehicles
- Attached Garage, adjoining Study + external store
- Excellent potential for further enlargement / alteration (STPP) + NO ONWARD CHAIN



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***OFFERED FOR SALE WITH VACANT POSSESSION and
NO ONWARD CHAIN***

LOCATION

This property is situated in a popular residential location, occupying a generous plot on the corner of Gravelye Lane and William Allen Lane. The property is walking distance of the picturesque village High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period 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.

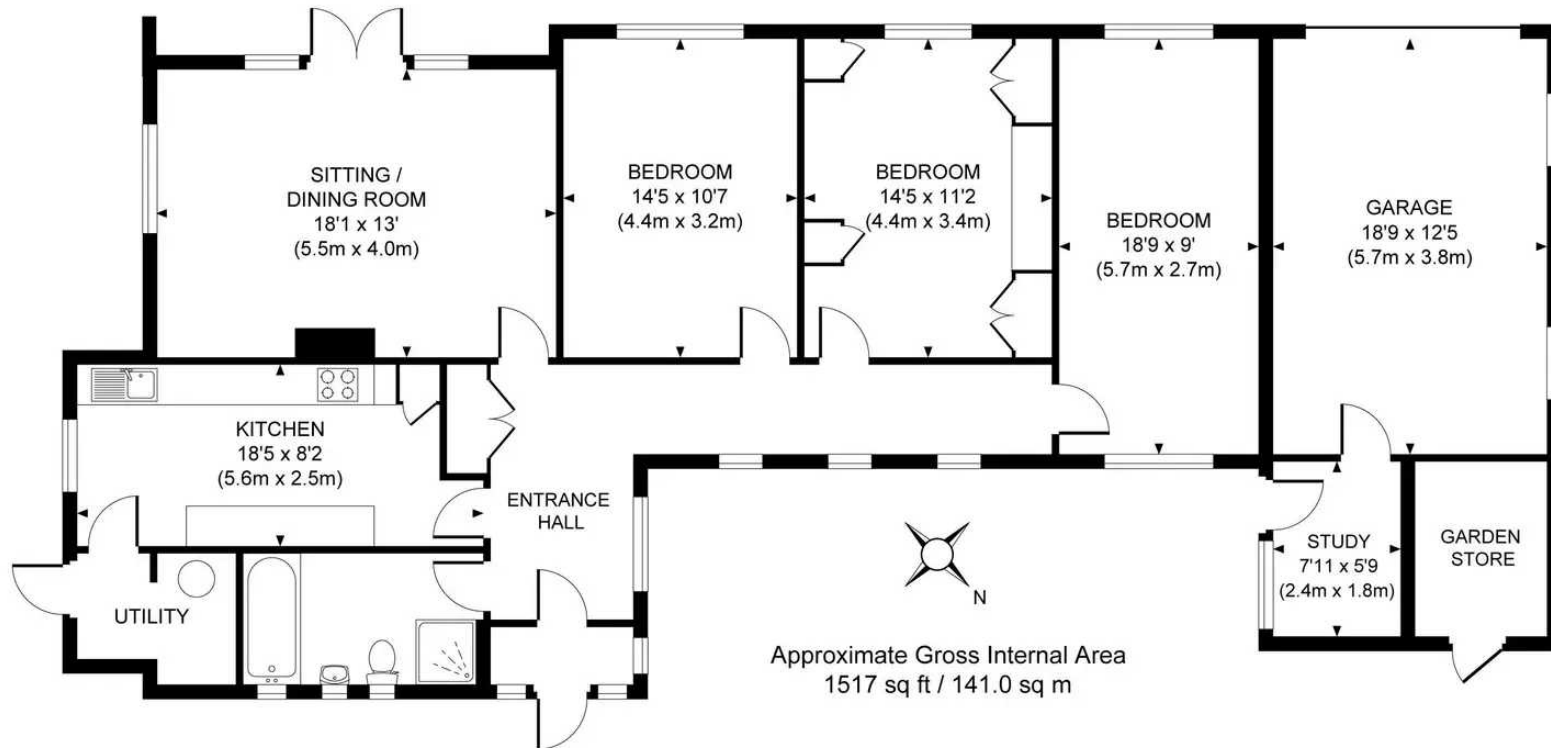
SCHOOLS

Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including; Great Walstead (1.2 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).





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Estate Agents

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