



67 Savill Road, Lindfield, West Sussex, RH16 2NW

Mansell McTaggart Lindfield



Guide Price **£575,000** Freehold



67 Savill Road, Lindfield, West Sussex, RH16 2NW

EPC Rating: D and Council Tax Band: E

*** PLEASE WATCH VIEWING VIDEO ***

A well presented 3 bedroom detached property situated in a sought after location within the picturesque village of Lindfield.

The house has been tenanted for a number of years and offers excellent potential for alteration and/or extension, if required (STPP). **NO ONWARD CHAIN.**

- **Entrance Porch** tiled floor + inner door into the **Entrance Hall** stairs to first floor.
- Ground floor **Cloakroom/WC** fitted white suite and side window.
- **Kitchen** fitted units at eye and base level, space for domestic appliances, double sink unit, worksurfaces, deep understairs storage cupboard + garden views and side door.
- A bright open plan double aspect front to back **Sitting / Dining Room** + wood block flooring, gas fire with hearth and mantle + sliding door onto the rear garden.
- **First Floor** landing: half turn staircase, side window + hatch to loft space with ladder / lighting and airing cupboard with 'Worcester' gas fired combination boiler.
- **3 double bedrooms** with some built-in wardrobes, generous windows and radiators.
- White **Family Bathroom** enclosed bath with shower attachment and screen, low level WC, wash basin and opaque rear window.
- uPVC double glazed windows + gas fired central heating to radiators.



67 Savill Road, Lindfield, West Sussex, RH16 2NW

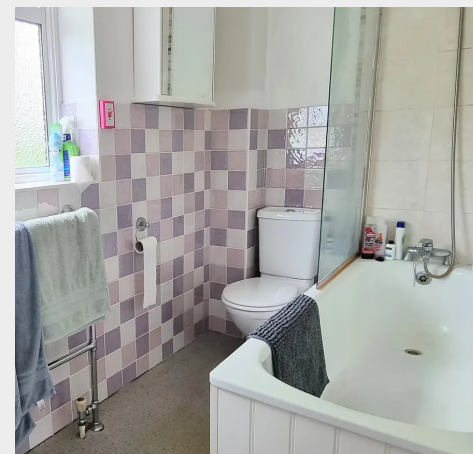
OUTSIDE

- 37' x 35' frontage. **Private Driveway** for 2 vehicles (room to widen, if required) + shaped lawn
- Semi-integral **Garage** with up and over door, consumer unit and meters.
- Private 40' x 37' East facing **Rear Garden** laid to full width paved patio + lawn and fenced boundaries.

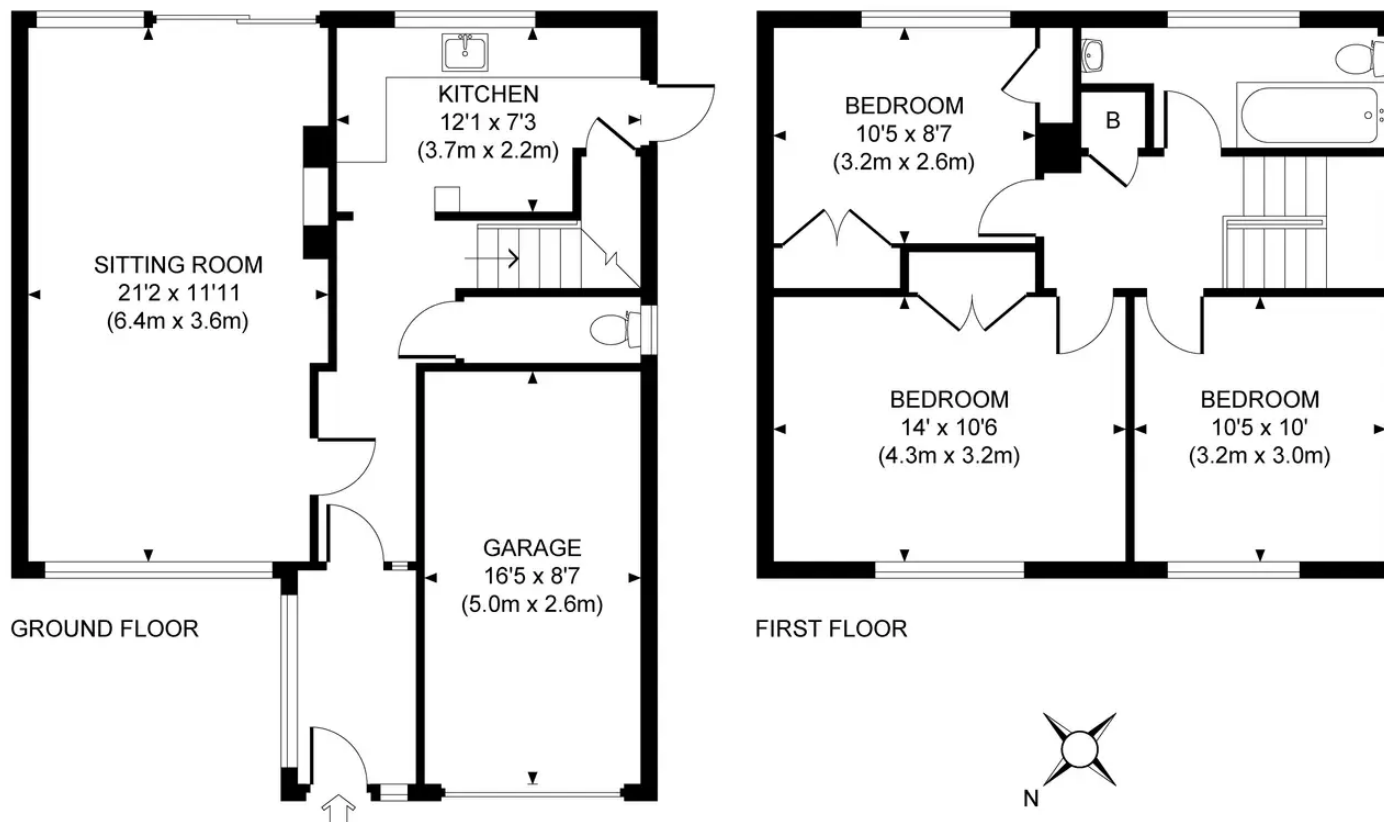
LOCATION - Savill Road is located off Finches Park Road only a short walk of the picturesque Village High Street with its pubs, restaurants, shops, stores, boutiques, churches, landmark pond, common and the historical properties. Lindfield has numerous sports clubs, leisure groups and societies including 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: (miles) Lindfield Primary (0.9), Blackthorns Primary (1.2), Oathall Community College (1.1). The local area is well served by several independent schools including: Great Walstead (2.1) and Ardingly College (1.9).

STATION: Haywards Heath mainline railway station (1.1 miles) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
1142 sq ft / 106.1 sq m



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

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

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
Trusted since 1947