



## 'Brooklands' Lewes Road, Lindfield, RH16 2LN

Mansell McTaggart Lindfield



Guide Price £620,000 Freehold



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An excellent opportunity to purchase a centrally located and extended 3 Bedroom, 2 Bath/Shower Room recently redecorated DETACHED BUNGALOW within close proximity to village facilities.

### AVAILABLE WITH NO CHAIN

- Level walking distance to the village Common, High Street and highly regarded schooling.
- Entrance Hall + door into the garage.
- A generous open plan Sitting / Dining Room with sliding doors onto the rear garden.
- An extended Kitchen fitted with extensive units at eye and base level + space for domestic appliances, rear window and door to garden.
- Bedroom 1 + En-Suite Bath / Shower Room fitted with a white suite + linen cupboard.
- Inner lobby with 2 further double bedrooms + bedroom 2 with fold out fitted bed.
- Separate Family Bathroom fitted with a white suite + hatch to loft space (ladder + lighting).
- 82' x 40' South West facing mature Rear Garden laid to paved patio and shaped lawns with Summerhouse.
- Gas fired central heating to radiators + double glazed windows
- Private Driveway for several vehicles.
- integral Garage with electric up and over door + wall mounted 'Worcester' gas boiler.



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**EPC Rating: D and Council Tax Band: E**

## LOCATION

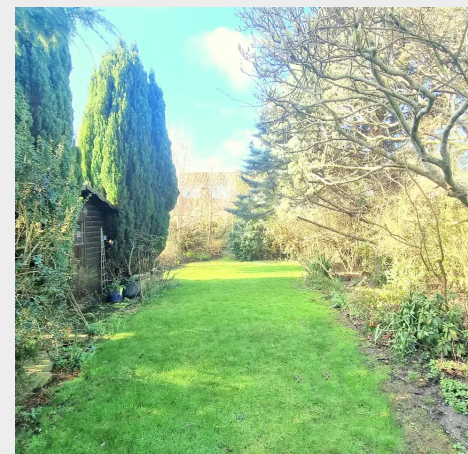
The Lewes Road runs alongside the village common and is a short walk of local shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road, access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

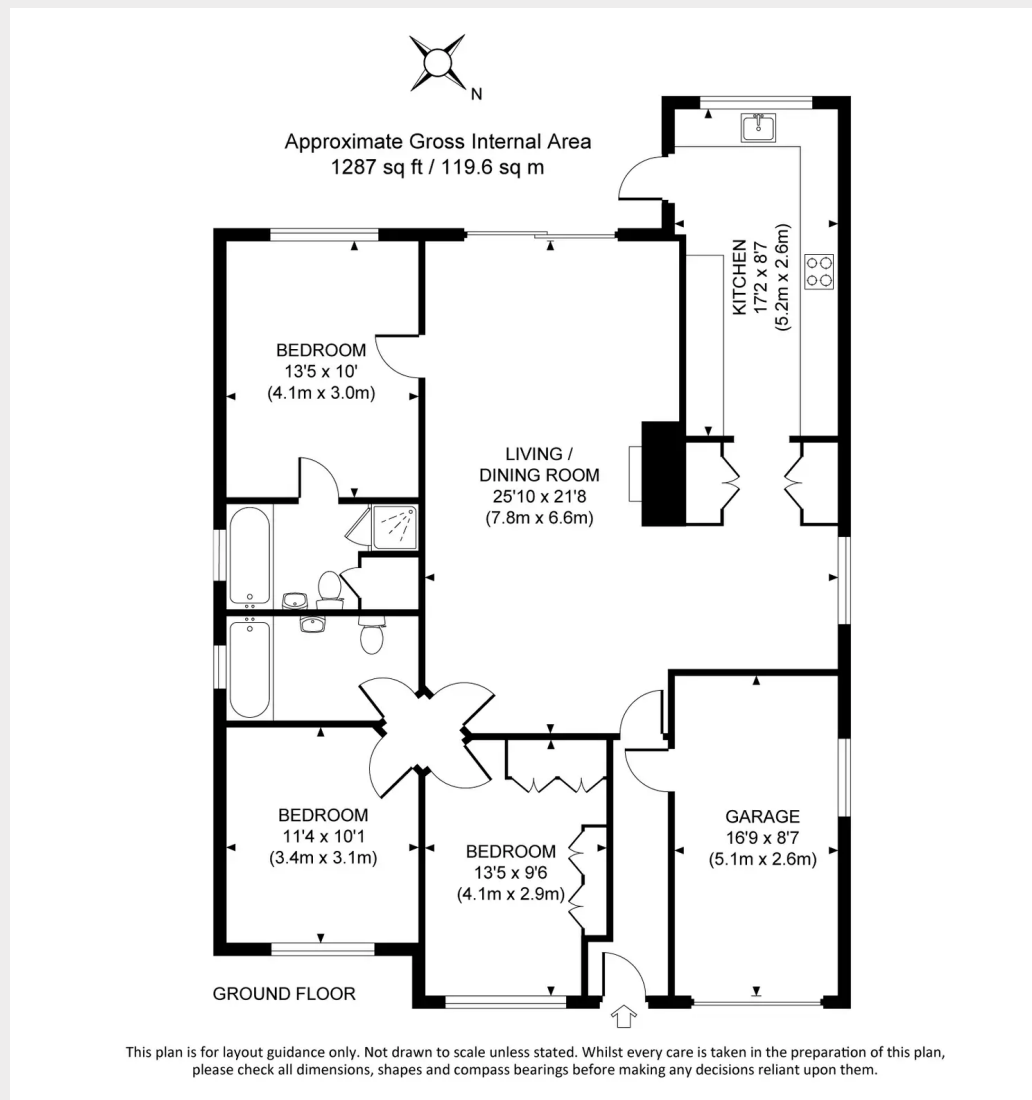
## SCHOOLS

Lindfield Primary (0.5 miles) Blackthorns Primary (1.2 miles) and Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3 miles).

## STATION

Haywards Heath mainline railway station (1.6 miles) Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





## Mansell McTaggart Estate Agents

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