



21 Brook Lane, Lindfield, West Sussex, RH16 1SF

Offers In Excess of **£1,275,000 Freehold**

Mansell McTaggart Lindfield



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EPC Rating: D and Council Tax Band: G

A tucked away, updated and improved 4 bedroom, 4 reception area, 2 bath/shower room detached village family home situated in this highly sought after private road. This property was built in the early 1970s with later alterations. **Updates include:** kitchen, bathrooms, new gas boiler, fuse box, garage conversion and first floor office. The accommodation comprises:

Reception Hall storage and stairs to first floor.

Cloakroom/WC fitted white suite. **Kitchen / Breakfast**

Room re-fitted with an extensive range of units, integral dishwasher, fridge, freezer, granite worktops, 5-ring gas hob, 3 ovens, space for table and chairs plus doors to garden. **Utility Area** fitted units, space and plumbing for washing machine and dryer. **Dining Room** wood block flooring, double doors to garden and sliding glazed doors into the **Sitting Room** feature wood burner, bay window overlooking the garden, return door to hall.

Media Room a highly versatile room, optional Office / Play Room / Bedroom 5 with front window, built-in storage and door to garage.

First Floor: generous landing with loft hatch (ladder / lighting). **Bedroom 1** extensive fitted wardrobes and rear window. **En-Suite Bath/Shower Room** re-fitted white suite, enclosed bath, shower cubicle, low level WC and wash basin. **Bedroom 2** fitted wardrobes. **Bedroom 3** fitted wardrobes. **Bedroom 4** with front window. **Office** with 2 velux windows, fitted desk and cupboard housing the Worcester gas boiler. **Family Bathroom** re-fitted white suite, enclosed bath, shower cubicle, low level WC, wash basin and opaque windows.



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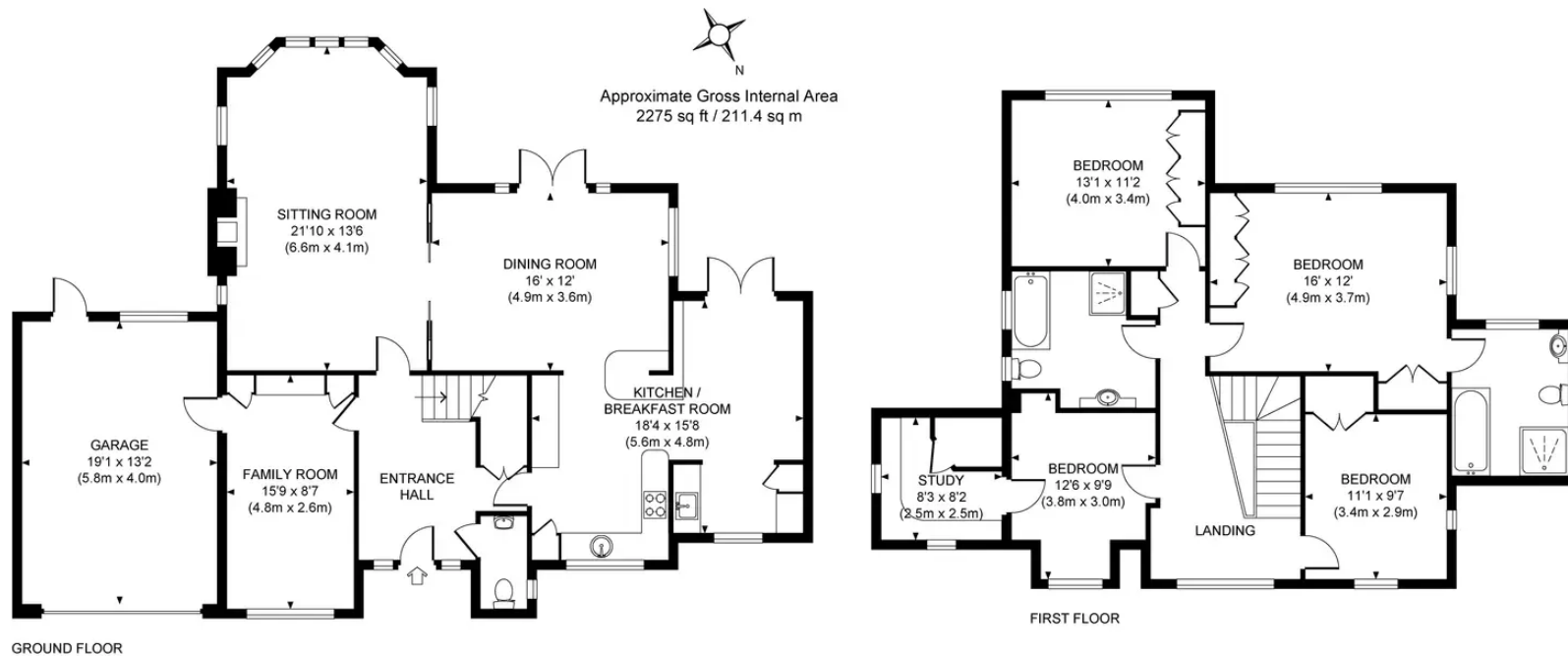
OUTSIDE - block paved **Private Driveway** for several vehicles. Attached **Single Garage** electric up and over door, power, lighting and door to garden. An area of lawned front garden, gated access into the sunny **South Facing Rear Garden** (65' deep x 75' wide) full width paved patio adjoins the house, an expanse of shaped lawn, colourful and mature plants, flowers, shrubs and trees.

LOCATION - The property is situated in one of Lindfield's most highly regarded locations, approximately half a mile from Lindfield High Street. The property is conveniently located for Cloughs Post Office/village store in Sunte Avenue. The village of Lindfield offers an extensive range of shops, stores, cafes and restaurants in the picturesque High Street. Extensive open countryside is also close by.

SCHOOLS - Lindfield village benefits from two excellent Primary Schools (Lindfield and Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3miles) and Ardingly College 1.9 miles)

STATION - Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approximately 47minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.





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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