



29 The Hollow, Lindfield, West Sussex, RH16 2SX

Mansell McTaggart Lindfield

Guide Price £475,000 Freehold



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EPC Rating: C and Council Tax Band: D

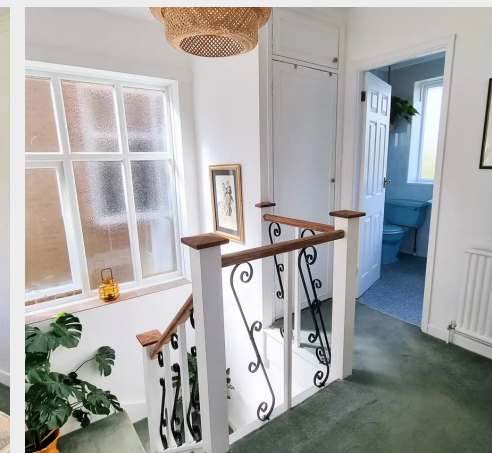
PLEASE WATCH VIEWING VIDEO

SOME MODERNISATION REQUIRED

A spacious 3 bedroom semi-detached home with DRIVEWAY & GARAGE plus sunny WEST FACING garden situated in a popular village location.

The accommodation comprises:

- Reception hall + door to garage
- Ground floor Cloakroom/WC with white suite
- A sunny open plan double aspect Sitting / Dining room with stairs to first floor and double doors onto the rear garden
- Kitchen overlooking the garden with fitted units and space for appliances + side door
- First Floor Landing - airing cupboard with 'Vaillant' combination gas boiler (2012) + hatch to insulated loft space with recently fitted air vents
- 3 bedrooms recently decorated + new carpets
- Shower Room fitted with a coloured suite
- Gas central heating to radiators + uPVC double glazing + external doors
- Private Driveway for one vehicle
- Semi-Integral Garage - up and over door, meters, consumer unit, power, lighting + built-in storage
- Front Garden with gated access around to the 60' x 29' sunny North West Facing Rear garden
- Some modernisation required + excellent potential for alteration and/or enlargement, if required (STPP)



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LOCATION

The Hollow is on the village outskirts with the picturesque tree-lined High Street just over 1 mile distant with a traditional range of 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 the M25.

SCHOOLS

Lindfield Primary School (1.3 miles), Blackthorns Primary School (1.7 miles) and Oathall Community College Secondary School (1.7 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) and Ardingly College (3.5 miles).

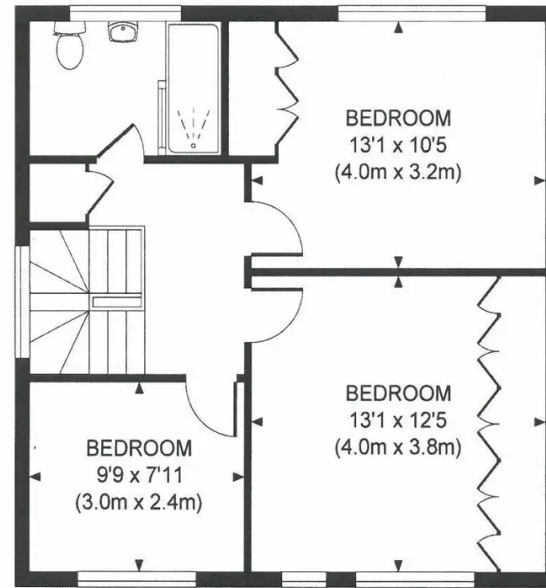
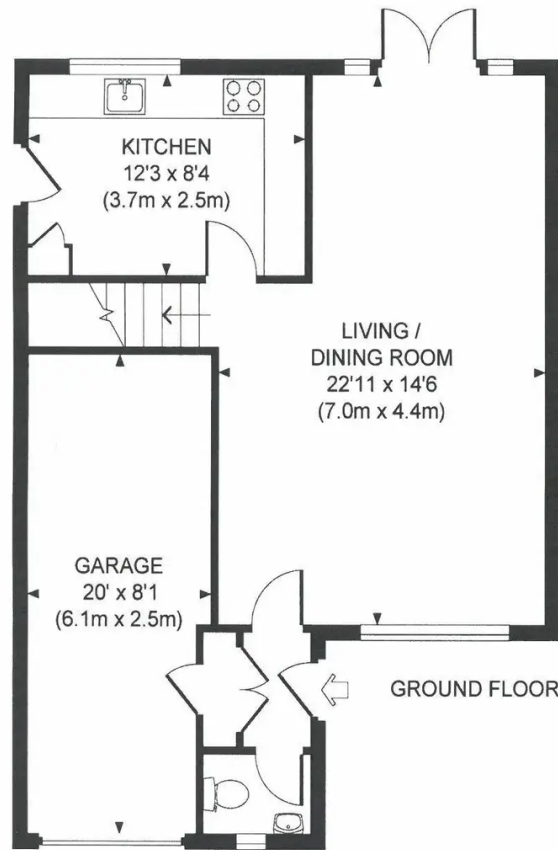
STATION

Haywards Heath mainline railway station (1.4 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
1148 sq ft / 106.7 sq m



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