



16 Croxton Lane, Lindfield, West Sussex, RH16 2SD

Mansell McTaggart Lindfield

Guide Price **£525,000 Freehold**



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*** PLEASE WATCH VIEWING VIDEO ***

EPC Rating: D and Council Tax band: E

A tucked away 3 double bedroom detached village home situated within a few moments walk of Scrase Valley Nature Reserve and Lindfield Common. Excellent potential for modernisation and/or extension, if required (STPP). Offered with **NO CHAIN**.

- Entrance canopy with front door into the Hall
- Ground floor Cloakroom/WC
- Front to back double aspect Sitting / Dining Room with stone fireplace
- Kitchen with a range of fitted units, space for domestic appliances + understairs storage with gas boiler + door to garden
- First Floor landing + loft hatch
- 3 first floor double bedrooms
- White Family Shower Room with low level WC, wash basin, shower cubicle + airing cupboard with hot water cylinder
- 38' x 30' Frontage with an area of lawn and flower beds
- Block paved Private Driveway (room to widen if required)
- Semi-integral Garage with electric roller door, power, lighting, meters / fuse box
- Side access around to the sunny 70' x 30' South East facing Rear Garden laid to patio and lawn with shed and timber fencing
- Gas fired central heating to radiators + double glazed windows and external doors



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LOCATION

This property is situated in a pleasant no through road residential location tucked away off Gravelye Lane/William Allen Lane. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond and common. 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.

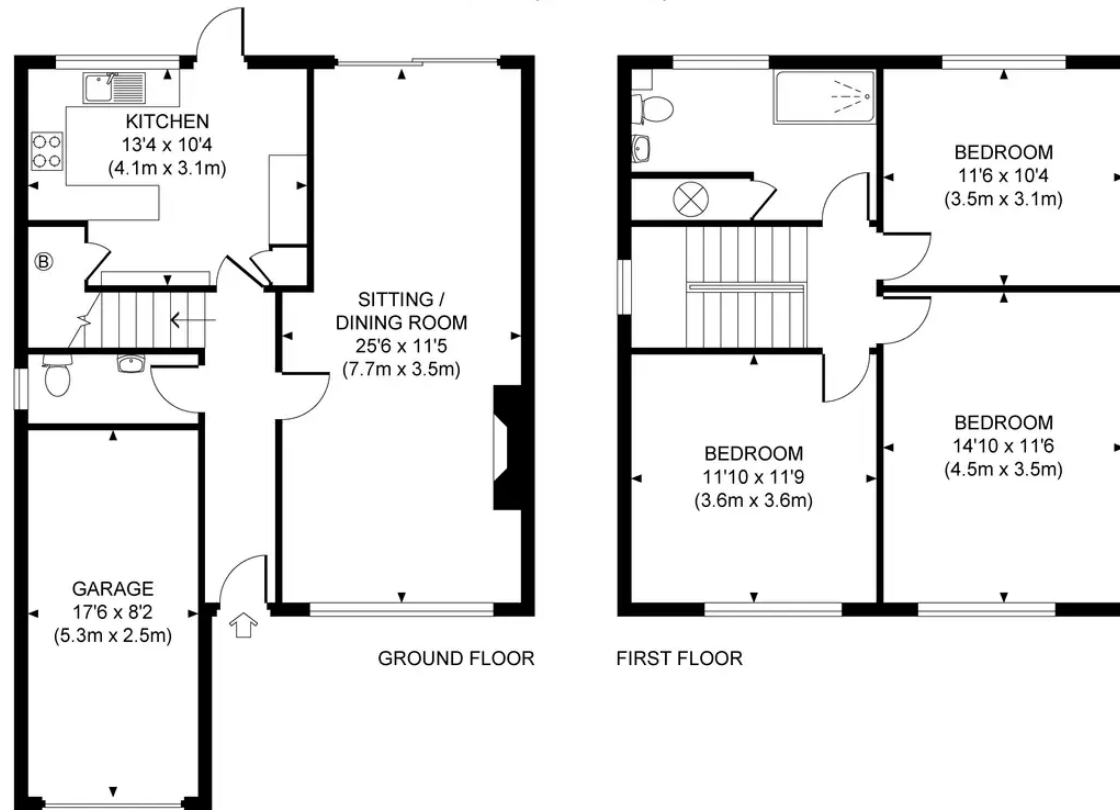
SCHOOLS - Lindfield Primary School (1 mile), Blackthorns Primary School (1.7 miles) and Oathall Community College Secondary School (1.6 miles). The local area is well served by several independent schools including; Great Walstead (1.3 miles) and Ardingly College (3.6 miles).

STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) / Brighton (20 mins).





Approximate Gross Internal Area
1268 sq ft / 117.8 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

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