



6 Meadow Drive, Lindfield, West Sussex, RH16 2RT

Mansell McTaggart Lindfield



Price £465,000 Freehold



# 6 Meadow Drive, Lindfield, West Sussex, RH16 2RT

**\*PLEASE WATCH VIEWING VIDEO\***

A tucked away 3 bedroom semi-detached village home with driveway, garage, gardens and Vacant Possession. This property is presented in neat and tidy order and is a blank canvas ready to modernise and create your own home! Conveniently positioned just 500 yards from the village Common.

The accommodation comprises: **Entrance Porch** radiator, sliding door into **Entrance Hall** radiator, stairs to first floor, understairs storage. Ground floor **Cloakroom/WC** fitted white suite, low level WC, wash basin and opaque side window. **Sitting Room** front window, radiator, electric fire, hearth and mantle. Wide archway to the **Dining Room** space for table and chairs, radiator and glazed door onto the rear garden. **Kitchen** double aspect with side and rear windows, fitted units at eye and base level, worksurfaces, washing machine, dishwasher, fridge, inset 4-ring gas hob, sink unit, eye level oven / grill, glazed display units and cupboard housing 'Halstead' gas fired boiler.

**First Floor** landing with side window, airing cupboard with hot water cylinder and shelving, loft hatch with ladder to part boarded and insulated roof space with lighting. **Bedroom 1** front bay window, radiator, storage cupboard plus further built-in wardrobes / locker storage with hanging and shelving. **Bedroom 2** rear window, radiator and storage cupboard. **Bedroom 3** front window, radiator and over stairs storage cupboard. **Family Bathroom** enclosed bath with mixer tap, shower attachment, screen, low level WC, wash basin, radiator, part tiled walls and opaque rear window.



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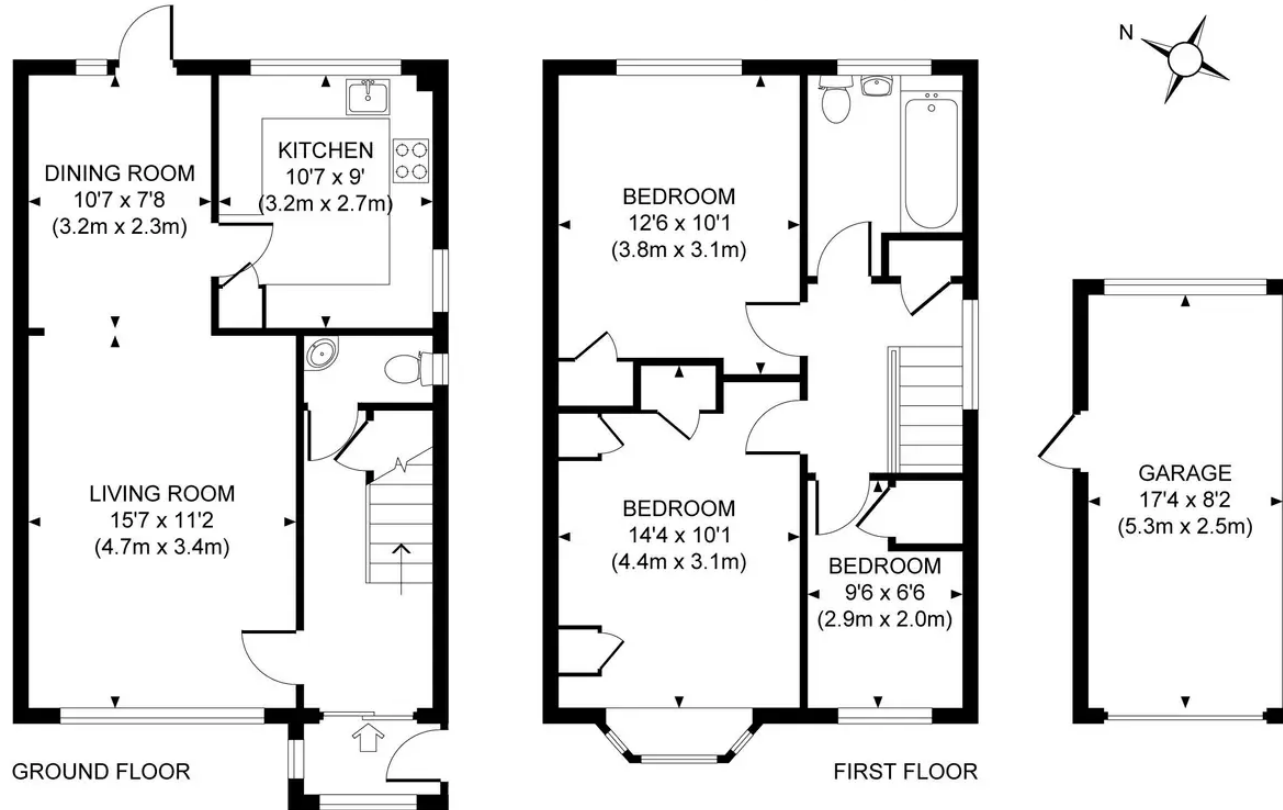
**EPC Rating: E and Council Tax Band: D**

**OUTSIDE** there is a 27' deep **Front Garden** with lawn and colourful plants and flowers flanked by a 56ft block paved **Driveway** leading to the **Garage** with up and over door, power, lighting, rear window and side door into the garden. Side gated access into the **Rear Garden** (30' deep x 25' wide max) laid to block paving for ease of maintenance with, water tap and timber fencing.

**LOCATION** - Meadow Drive is located off the bottom of Gravelye Lane on the edge of Lindfield village convenient for all village facilities. Haywards Heath railway station is 1.5miles distant and offers fast and regular services to London - Bridge/Victoria (47 mins), Gatwick Airport (15 mins) and the South coast Brighton (20 mins). Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes. The picturesque tree-lined High Street is approximately one third of a mile with a traditional range of shops, stores, Churches, pond and common. The village Common hosts several events throughout the year and there are two excellent primary schools within walking distance plus Oathall Community College (secondary school) and Sixth Form College in Haywards Heath. 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 (Lewes and Uckfield to the east) and A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).



Approximate Gross Internal Area  
900 sq ft / 83.6 sq m  
Approximate Gross Internal Area Outbuildings  
140 sq ft / 13.0 sq m  
Total Gross Internal Area 1040 sq ft / 96.6 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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