



49 Compton Road, Lindfield, West Sussex, RH16 2JY

Guide Price **£995,000** Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A well presented, updated and extended 4 double bedroom, 4 reception area, 3 bath/shower room semi-detached Edwardian family home spanning 3 floors.

- Built circa 1903 and later extended to the rear, side and into the roof space creating a stunning and versatile central village home
- Bay fronted **Sitting Room** + feature fireplace and window shutters
- Archway opens through to the **Dining Room** / optional library or office space
- Side **Lobby/Hall** with high Velux windows + **Utility Room** + ground floor **Cloak/Shower Room**
- A separate **Family Room**
- Full width open plan **Kitchen / Dining Room / Conservatory Area** with fitted units at eye and base level, built-in appliances, granite worksurfaces, space for family table + chairs with double doors opening onto the rear garden
- First Floor **3 Double Bedrooms** all with built-in wardrobes + **Study**
- Re-fitted **Family Bathroom** (2019)
- Double aspect Top Floor **Double Bedroom** + re-fitted **En-Suite Shower Room** (2020)
- **Private Driveway** + 28'1 x 9'5 tandem length **Garage**
- **75' x 25' West facing Rear Garden** + gate to rear playing fields
- Gas fired central heating to radiators (new boiler 2019) + character sash windows



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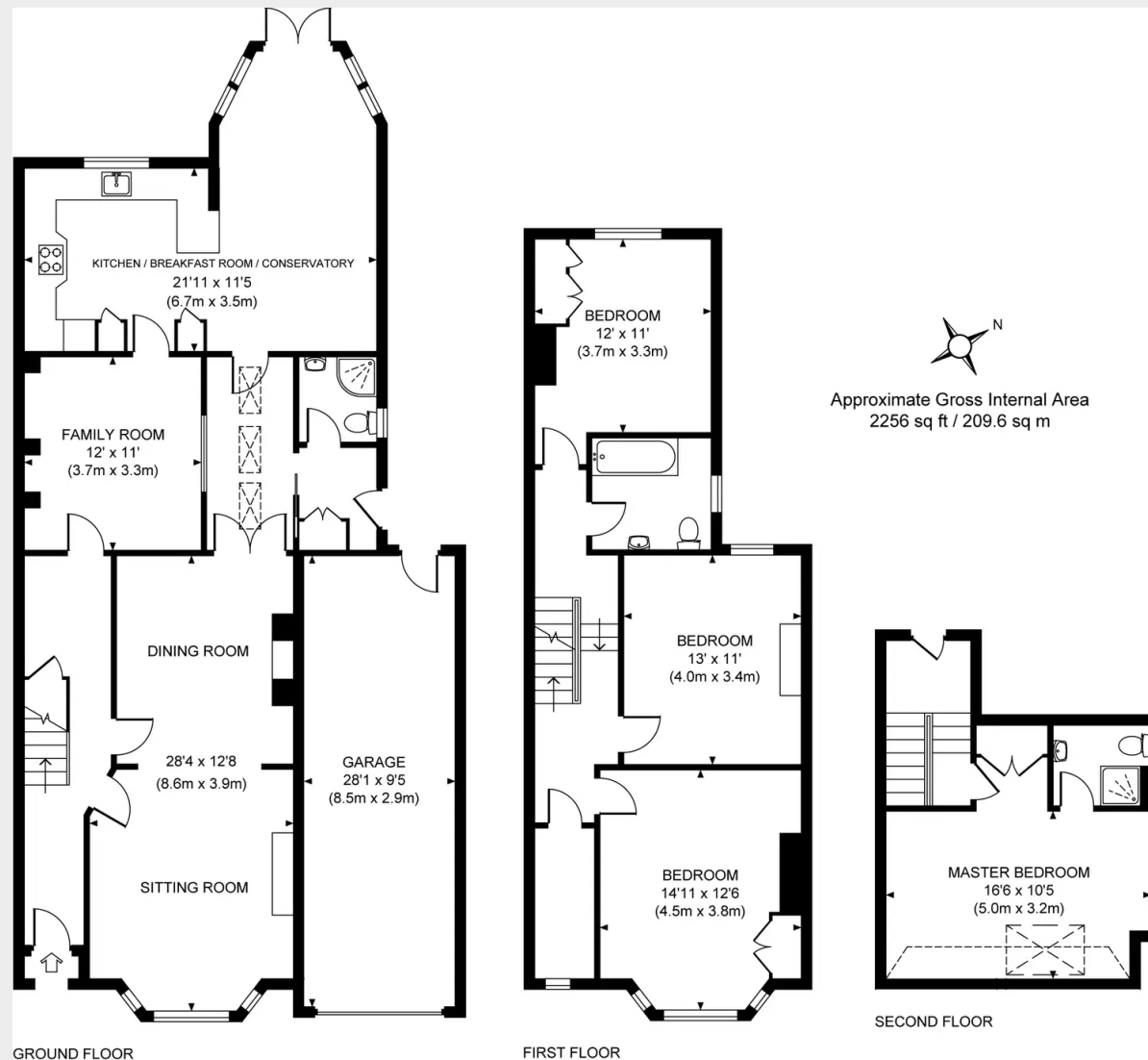
EPC Rating: D and Council Tax Band: F

LOCATION - Compton Road is a popular residential road which runs between Hickmans Lane and Denmans Lane surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is nearby offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a landmark pond and a common which holds several events throughout the year. Schools are well represented throughout the area and the property is within walking distance of local primary schools and Oathall Community College. A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts, the railway station and Haywards Heath town centre providing an extensive range of shops, stores, restaurants, cafes and bars.

SCHOOLS - Blackthorns Primary (1.0 mile), Lindfield Primary (0.4 miles), Oathall Community College (0.9 miles). Independent Schools include: Great Walstead (1.5 miles) and Ardingly College (2.5 miles).

STATION - Haywards Heath mainline station (1.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel : 01444 484084

Email : lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

