



203 The Welkin, Lindfield, West Sussex, RH16 2PW

Mansell McTaggart Lindfield

Guide Price £425,000 Freehold



# 203 The Welkin, Lindfield, West Sussex, RH16 2PW

EPC Rating: D and Council Tax Band: D

## \*A TUCKED AWAY 3 BEDROOM VILLAGE HOME\*

- 3 Bedroom terrace house situated in a popular village location overlooking an area of open green
- Walking distance of the picturesque village High Street and bus stop + **NO CHAIN**
- **Entrance Hall** with stairs to first floor
- Bay fronted **Sitting Room**
- Squared archway into the **Dining Room** with door onto the rear garden
- **Kitchen** fitted with a range of units at eye and base level, space for domestic appliances, deep understairs storage cupboard + door to garden
- **First Floor** landing with loft hatch and airing cupboard housing lagged hot water cylinder and shelving.
- **3 Bedrooms** (2 doubles + 1 single)
- Re-fitted white **Family Bathroom**
- Gas fired central heating to radiators + double glazed windows
- Single **Garage** in nearby block
- Lawned **Front Garden**
- Enclosed 40' x 17' **South East Rear Garden** laid to patio and lawn with gated rear access



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## LOCATION

The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its 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 A/M23 linking with Gatwick Airport and the M25.

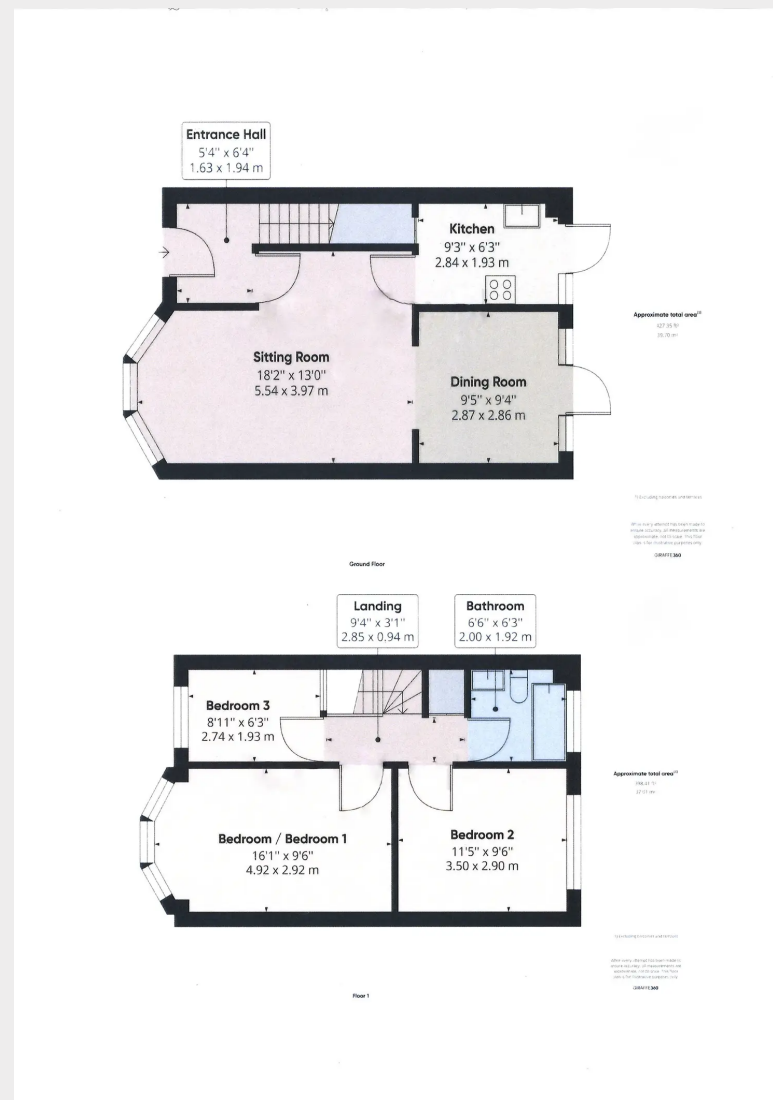
## SCHOOLS

Lindfield Primary (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) & Ardingly College (2.2 miles)

## STATION

Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





# Mansell McTaggart Estate Agents

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