



**28 Fieldway, Lindfield, West Sussex, RH16 2DD**

Mansell McTaggart Lindfield



Guide Price **£475,000 Freehold**



# 28 Fieldway, Lindfield, West Sussex, RH16 2DD

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

**AN EXTENDED FAMILY HOME. A well presented 3 bedroom, 2 bath/shower end of terrace home situated in a sought after and convenient village location. SOUTH FACING GARDEN plus DRIVEWAY & GARAGE. NO CHAIN.**

The bright and airy 1,155 sq ft of accommodation comprises: Extended **Reception Hall** (2015) radiator, stairs to first floor. **Sitting Room** front window, brick fireplace, storage (housing gas / electric meters / consumer unit), radiator. **Dining Area** Oak flooring, space for table and chairs, doors to garden, 2 radiators. **Kitchen Area** attractive units, display units, Oak surfaces, space for double oven range cooker, sink unit, space for American style fridge freezer, space and plumbing for appliances plus side door. **Cloak / Shower Room** oversized cubicle, low level WC, wash basin, cupboard, underfloor heating and opaque window.

**First Floor** - landing with side window, hatch / ladder to partially boarded loft space with lighting. **Bedroom 1** built-in wardrobes with excellent hanging space, rear window and radiator. **Bedroom 2** built-in wardrobe, front window and radiator. **Bedroom 3** built-in cupboard, front window and radiator. **Family Bathroom** fitted white suite, bath with 'Aqualisa' shower unit / screen, low level WC, wash basin, heated towel rail, cabinet, tiled walls and opaque window.

**Benefits** gas central heating, double glazed windows, excellent potential for extension into the loft space or to the side (STPP).



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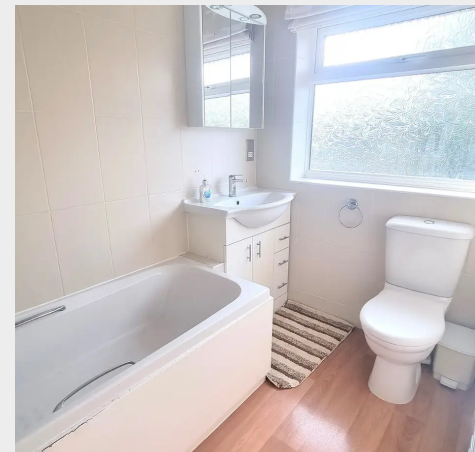
**EPC rating: C and Council Tax Band: D**

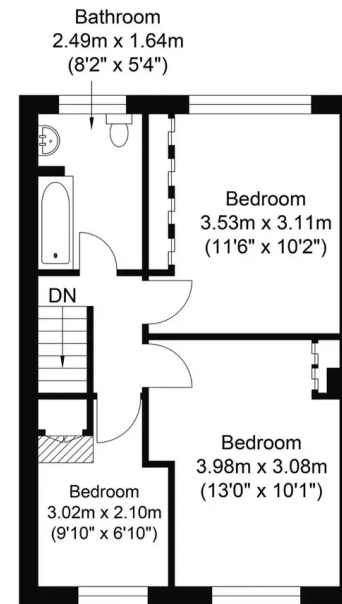
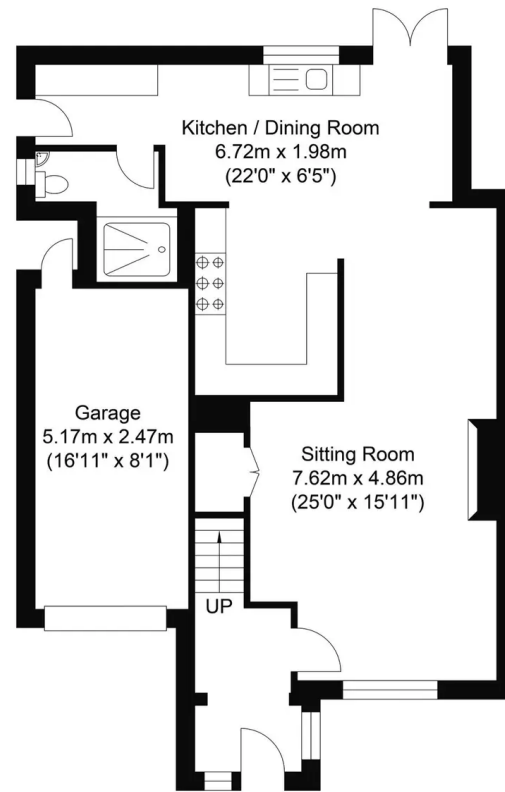
**Outside** to the front is a colourful flower bed, block paved **Private Driveway**, flanked by an **Off Road Parking** area in front of the attached **Garage** up and over door. Gated rear access into the generous **South Facing Rear Garden** L-Shaped 43' wide max x 38' max deep with paved patio area adjoining the house, areas of shaped lawn, close board fencing (one hinged panel providing access, if required). Water tap, lighting and personal door into the garage with up and over door, power and lighting plus wall mounted Worcester gas fired boiler.

**LOCATION** - This property occupies a pleasant tucked away position in a highly regarded road on the western side of Lindfield and is conveniently placed for all village facilities including the picturesque High Street which offers 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 A/M23 linking with Gatwick Airport and M25.

**SCHOOLS** - Lindfield Primary (1.1 mile), Blackthorns Primary (1.2 mile), Oathall Community College (1.2 mile). The local area is well served by several independent schools including: Great Walstead (2.2 miles) and Ardingly College (2 miles).

**STATION** - Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria / London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Ground Floor  
Approximate Floor Area  
757.02 sq ft  
(70.33 sq m)

First Floor  
Approximate Floor Area  
398.58 sq ft  
(37.03 sq m)

Approximate Gross Internal Area = 107.36 sq m / 1155.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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