



55 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LU

Guide Price £525,000 Freehold

Mansell McTaggart Lindfield



55 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LU

PLEASE WATCH VIEWING VIDEO

**An updated and extended 3/4 Bedroom
semi-detached village home only a short
walk of the Common, Schooling and
picturesque High Street**

This well presented home has been extended on the Ground and First floors and the accommodation comprises:

- An extended **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** with a white suite
- Garage conversion into a ground floor **Bedroom / Home Office** space and plumbing for appliances + wall mounted 'Worcester' gas boiler
- An open plan double aspect **Sitting / Dining Room** extended to the rear with a pleasant Garden Room space
- **Kitchen** re-fitted with a range of modern units at eye and base level, integral fridge, freezer, oven / grill / microwave, dishwasher and electric hob + rear window and side door
- **First Floor** landing, side window and loft hatch
- **3 Double Bedrooms** (Bed 3 has been extended to the front)
- Separate **Family Bath / Shower Room** re-fitted modern white suite, enclosed bath, separate shower cubicle, wash basin, cupboard, low level WC and airing cupboard
- Gas central heating and uPVC double glazing



55 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LU

EPC Rating: D and Council Tax Band: D

- **Outside** - **Private Driveway** to the front for 2 vehicles which has recently been re-laid (2023)
- **West Facing Rear Garden** (30' x 27') laid to paved patio and Astro turf plus garden shed, fenced boundaries and water tap

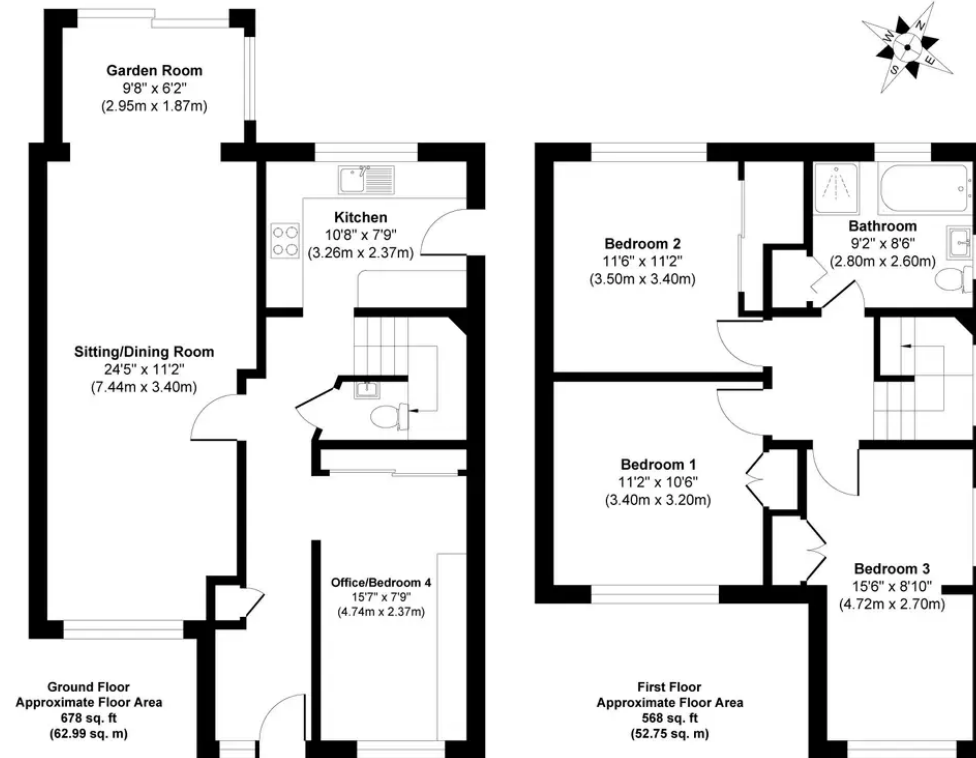
LOCATION - This property is situated in a pleasant residential no through road location just off the Lewes Road. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports 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 A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.3 miles) and Ardingly College (3.3 miles).

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





Approx. Gross Internal Floor Area 1246 sq. ft / 115.74 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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

**MANSELL
McTAGGART**
Trusted since 1947