



2 Linden Grove, Lindfield, West Sussex, RH16 2EE

Mansell McTaggart Lindfield

Guide Price £565,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A tucked away and well presented 3 Double Bedroom, 2 Shower Room terrace village home + 35' Driveway for 2-3 vehicles + Garage + West Facing Rear Garden

The accommodation comprises:

- **Entrance Hall** + ground floor **Cloakroom/WC**
- **Kitchen** re-fitted (2016) with a range of attractive units with oven/grill, microwave, dishwasher, 4-ring electric hob + worksurfaces
- Full width open plan **Sitting / Dining Room** overlooking the garden + door into Garage
- **First Floor** landing with storage cupboard, loft hatch (ladder, lighting, insulated and part boarding) + door to front **Sun Balcony**
- **3 Double Bedrooms** (all with built-in double wardrobes) + **Bedroom 1** with **En-Suite Shower Room** (re-fitted 2017 - oversized cubicle + power shower and wash basin)
- **Family Shower Room** with double sized cubicle, re-fitted wash basin + drawers, low level WC + airing cupboard housing hot water cylinder
- 55' x 22' enclosed **West Facing Rear Garden** laid to paved patio, shaped lawn, an array of colourful plants, flowers and shrubs, shed and gated rear access
- Only a short walk of the village Common, High Street and highly regarded Schooling



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EPC Rating: D and Council Tax Band: E

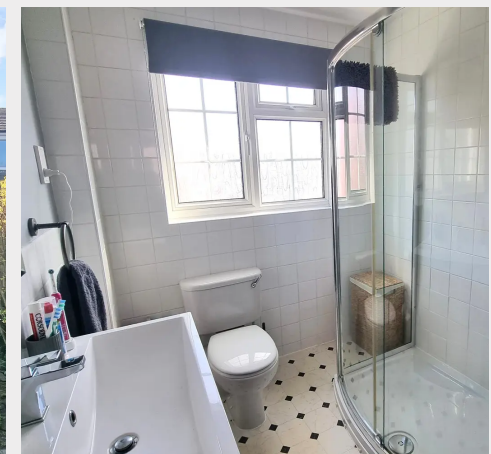
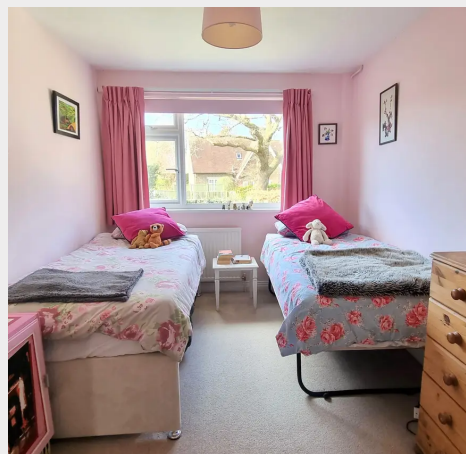
LOCATION - The property is situated in a tucked away cul-de-sac in a highly desirable and popular part of the village just to the south of the picturesque High Street, Pond and Common.

SCHOOLS - The property is ideally placed within a very short walk of Lindfield's two highly regarded Primary Schools and Oathall Community College (Secondary School). The local area is also well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College and Burgess Hill School for Girls.

Lindfield is surrounded by some of the county's most beautiful countryside which is interspersed with footpaths and bridleways which link to the neighbouring districts and the River Ouse. The village has numerous sports clubs and leisure groups.

Neighbouring **Haywards Heath** has an extensive shopping centre, restaurants, cafes and bars. The town also has a **Sixth Form College**, a state of the art **Leisure Centre** and the mainline **Railway Station** which offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

BY ROAD access to the major surrounding areas can be gained via the B2028, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).



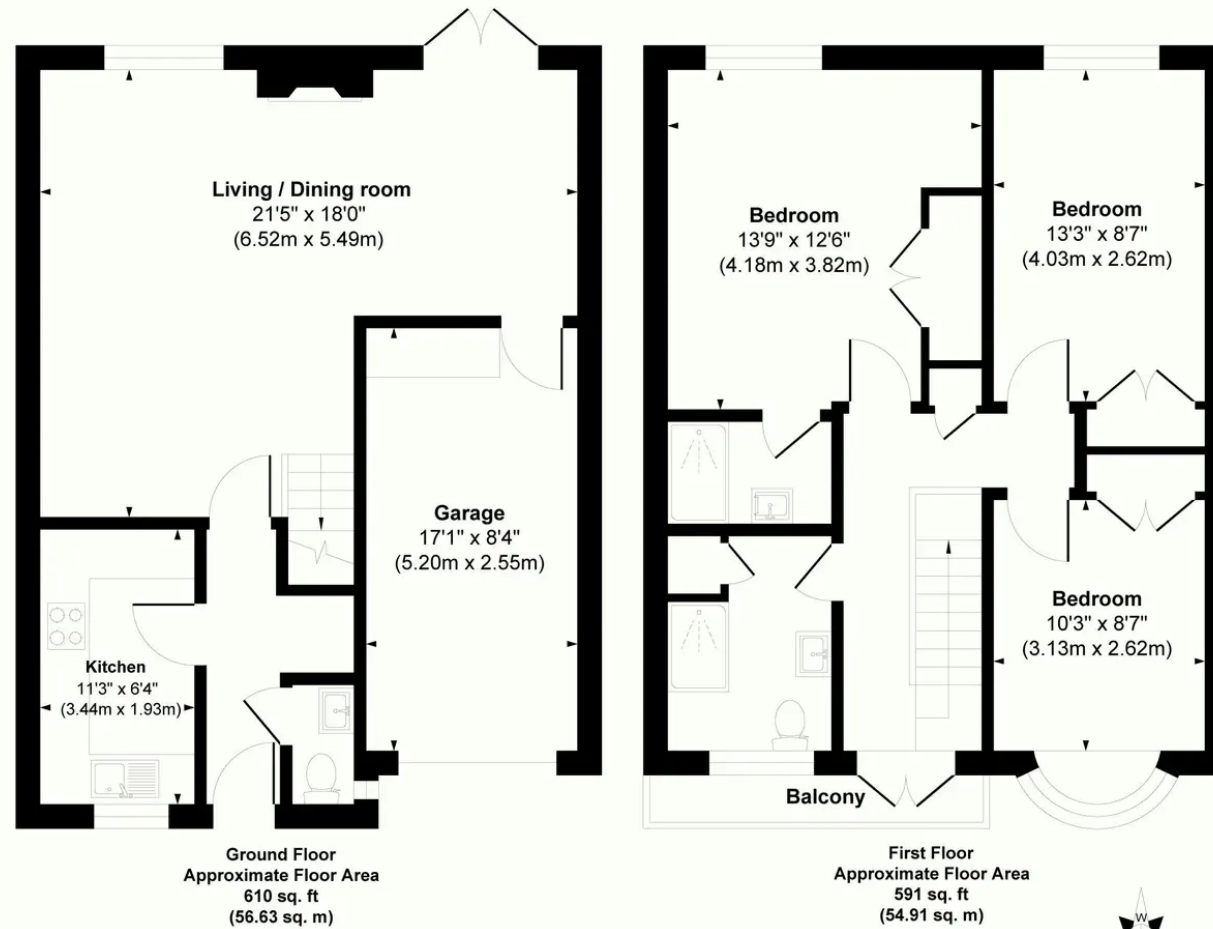


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