



94 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Mansell McTaggart Lindfield

Guide Price £550,000 Freehold



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A well presented and extended 4 bedroom, 3 Reception, 2 Bath/Shower semi-detached family home + Driveway situated at the end of this popular no through road

- Convenient walking distance of the village common, picturesque High Street + highly regarded schooling
- Entrance Hall with storage cupboard and stairs to first floor
- Cloakroom/WC fitted with a white suite
- Bedroom 4 / Home Office (multi-purpose room - optional Play Room) which was formerly a garage
- Open plan Kitchen / Breakfast Room overlooking the garden + space for appliances
- Sitting Room overlooking the front garden
- Dining Room with sliding doors and part brick / uPVC Conservatory
- Landing with 3 First Floor Bedrooms
- Principle Bedroom with wardrobes, rear views + En-Suite Shower
- Family Bathroom re-fitted with a contemporary white suite
- Gas fired central heating to radiators + double glazed windows
- Private Driveway (potential to widen if required)
- An enclosed 28' x 20' South East facing Rear Garden providing privacy and seclusion backing onto the nature reserve with decking and lawn



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EPC Rating: D and Council Tax Band: D

LOCATION - This property is located towards the end of Noahs Ark Lane on eastern outskirts of Lindfield surrounded properties of varying size and style convenient for all the village's facilities. Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

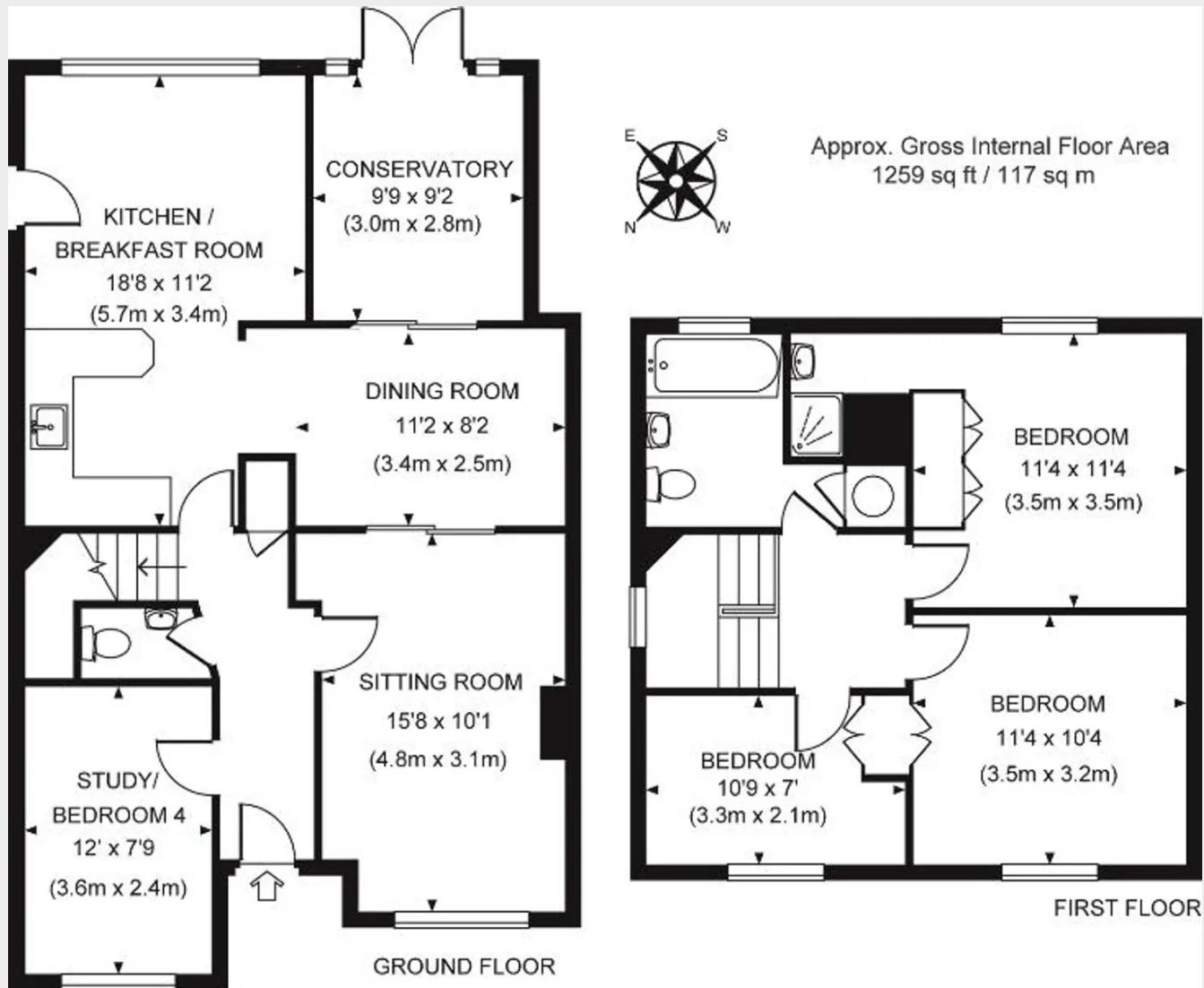
Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes. The picturesque tree-lined village High Street is approximately half a mile with a traditional range of shops, and stores, pond and Common which hosts several events throughout the year.

STATION - Haywards Heath railway station is within 2 miles offering fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton (20 mins).

SCHOOLS - There are two excellent primary schools within walking distance plus Oathall Community College (Secondary School). There is a Sixth Form college in neighbouring Haywards Heath. The local area is well served by several independent schools including: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

BY ROAD - access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the east) and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).





Mansell McTaggart Estate Agents

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