



21 Brookway, Lindfield, West Sussex, RH16 2BW

Mansell McTaggart Lindfield



Guide Price **£400,000** Freehold



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PLEASE WATCH VIEWING VIDEO

MODERNISATION REQUIRED An excellent opportunity to create your own home with this tucked away 3 Bedroom End of Terrace property + Gardens & Garage

VACANT POSSESSION / NO CHAIN

The accommodation comprises:

- Entrance Canopy with front door into the **Entrance Hall** with stairs to first floor
- An open plan **Sitting / Dining Room** with understairs storage cupboard (housing gas & electric meters + fuse board)
- An adjoining brick / uPVC **Conservatory** with windows and door to garden
- **Kitchen** with some fitted units at eye and base level, space for domestic appliances
- **First Floor** - landing with hatch to loft space
- **3 Bedrooms** (2 Doubles + 1 Single)
- Adapted **Family Shower / Wet Room** fitted with a white suite, low level WC, wash basin, shower area, heated towel rail and opaque rear window
- An area of lawned **Front Garden**
- Side access around to the **East Facing Rear Garden** (35' x 19') laid to patio, lawn with timber fencing
- Gas fired central heating to radiators plus uPVC double glazed windows
- Convenient walking distance to the picturesque High Street, highly regarded Schooling, village Common, Pond and mainline Railway Station



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EPC Rating: C and Council Tax Band: D

LOCATION

Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is within 5 - 8 minute walk offering a range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a landmark pond and common which holds events throughout the year. A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts and Haywards Heath railway station.

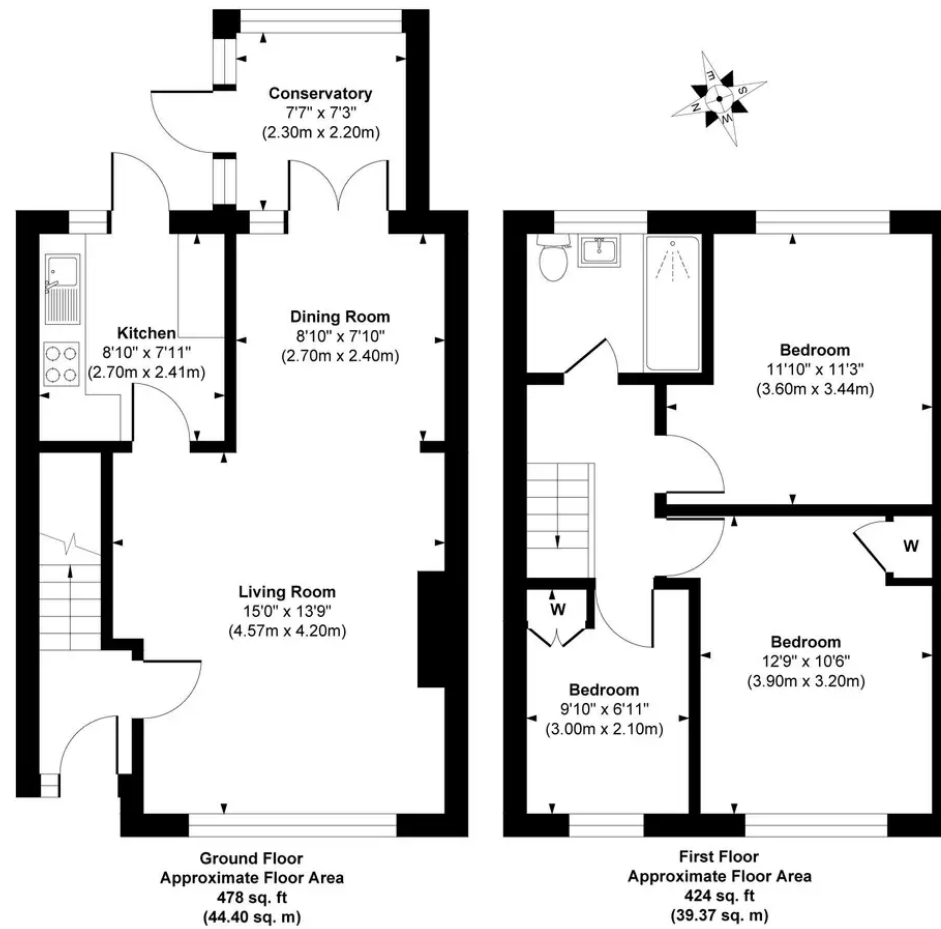
SCHOOLS

The property is within walking distance of local Primary Schools and Secondary School. Blackthorns Primary (0.8 miles), Lindfield Primary School (0.7 miles), Oathall Community College (0.7 miles). Independent schools: Great Walstead (2 miles) and Ardingly College (2.4 miles).

STATION

Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 902 sq. ft / 83.77 sq. m

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