



92 The Welkin, Lindfield, West Sussex, RH16 2PL

Mansell McTaggart Lindfield

Guide Price £575,000 Freehold



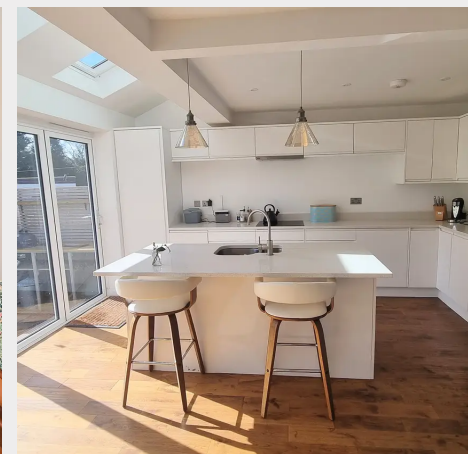
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PLEASE WATCH VIEWING VIDEO

OFFERED FOR SALE WITH NO ONWARD CHAIN

A stunning 4 double Bedroom, 2 Bath/Shower Room extended family home situated in a central village location with accommodation spanning 3 floors

- **Reception Hall** with storage cupboard and stairs to first floor
- **Cloakroom/WC** fitted with a white suite
- **Family Sitting Room** with feature wood burner, front window with shutters plus oak flooring
- A superb open plan **Kitchen / Dining Room** fitted with a modern range of white units, integral fridge, freezer, dishwasher, washing machine, 4-ring AEG Induction hob, eye level double oven/grill, bi-fold doors plus rear Velux windows
- **3 First Floor Double Bedrooms** (2 with built-in wardrobes)
- Modern re-fitted white **Family Bath / Shower Room** shaped bath, separate shower cubicle, low level WC and wash basin
- **Top Floor:** double aspect **Principle Bedroom** with fitted wardrobes, **Dressing Area** and **En-suite Bath / Shower Room** with white suite, bath and separate shower cubicle
- A highly energy efficient home with Solar Panels with Battery Inverter (Sept '23), Floor Insulation, Electric Vehicle charging point, Gas central heating and double glazing
- Block paved **Private Driveway** for one vehicle
- Single **Garage** in nearby block
- **50' x 20' South East Facing Rear Garden** laid to full width paved patio, shaped lawns, shed, play house, timber fencing and gated rear access



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EPC Rating: B and Council Tax Band: D

LOCATION

The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its traditional range of shops, stores, boutiques, churches, pond, common and historical 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 A/M23 linking with Gatwick Airport and the M25.

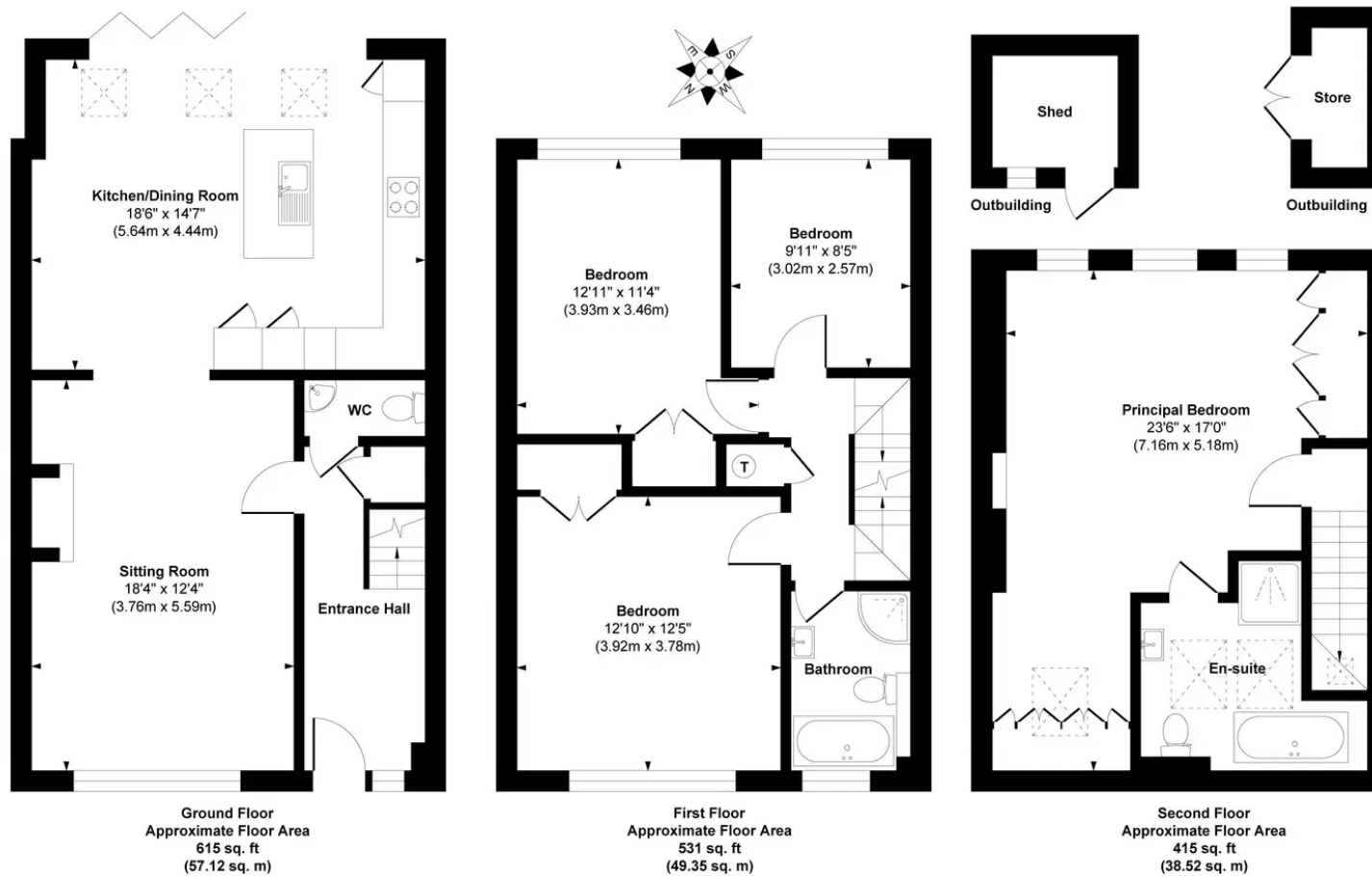
SCHOOLS

Lindfield Primary (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including: Great Walstead (1.7 miles) and Ardingly College (2.2 miles)

STATION

Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 1561 sq. ft / 144.99 sq. m (Excluding Outbuildings)

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