



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

Guide Price £440,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A centrally located 3 Bedroom end of terrace village home with sunny Corner Plot + Single Garage nearby. Popular and convenient location walking distance of the village Common, Pond, picturesque High Street and highly regarded schooling

- **Entrance Porch** front door, side windows and internal door to hall.
- **Reception Hall** stairs to first floor and radiator.
- Double aspect **Sitting / Dining Room** front window and rear French doors onto the garden (2022). Radiators and Hive central heating control
- Re-fitted **Kitchen** with excellent range of fitted units, quality worksurfaces, space and plumbing for domestic appliances with cupboard housing modern 'Glow Worm' gas fired combination boiler (New January 2022)
- **First Floor** - landing with hatch to loft space (boarded / insulated / ladder / lighting)
- **3 First Floor Bedrooms** (2 Doubles & 1 Single)
- **Family Bathroom** fitted with a cream suite, enclosed bath with mixer tap plus 'Mira' shower unit, wash basin and opaque rear window
- Separate **Cloakroom/WC** low level WC, radiator and opaque rear window
- Gas fired central heating to radiators
- uPVC double glazed windows
- **Front, Side + Rear Gardens** laid to lawn, colourful and mature plants, flowers / shrubs, side gate, timber fencing, mature hedging, greenhouse (2021) and shed (2022)
- Excellent scope for internal alteration + side extension potential (STPP)



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EPC Rating: C and Council Tax Band: D

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.

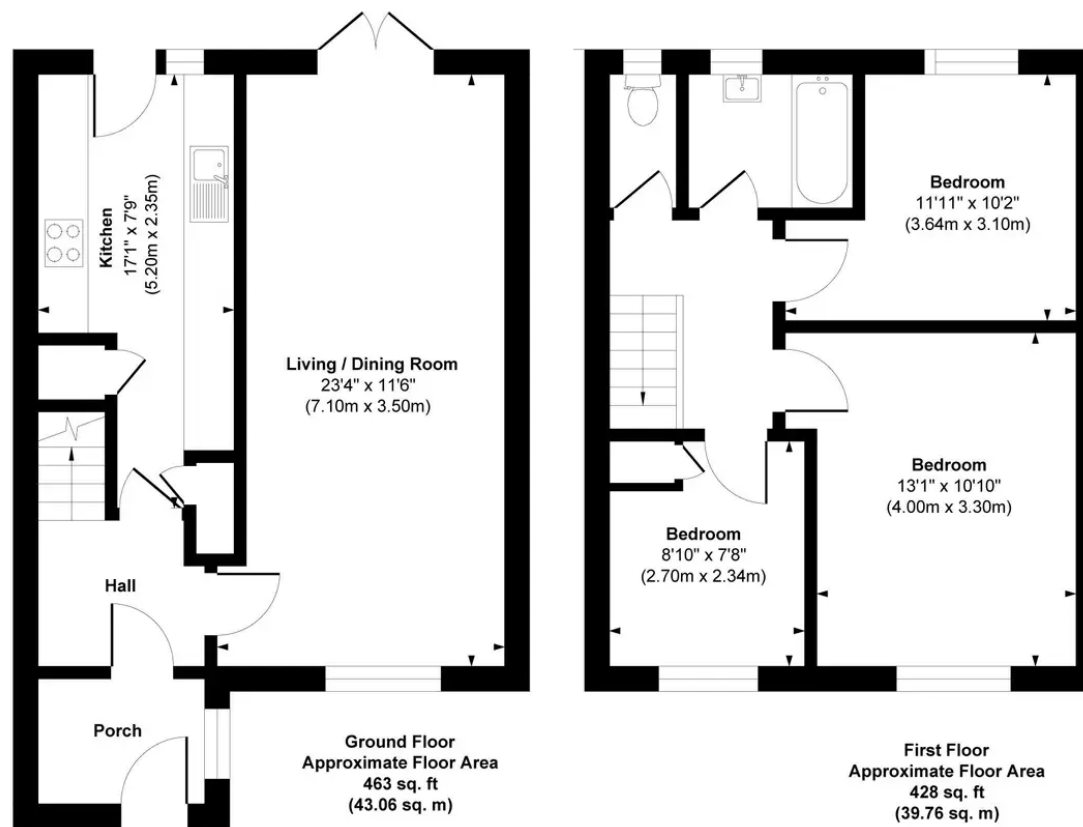
SCHOOLS

Lindfield Primary School (0.8miles), 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 (15mins) and Brighton (20 mins).





Mansell McTaggart Estate Agents

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