





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

PLEASE WATCH VIEWING VIDEO

A superb 4 Bedroom (or 3 Doubles + Study) extended terrace family home + 2 Bath/Shower Rooms spanning 3 floors. Sought after and convenient village location. This tucked away property was extended to the front & rear in 2019 + re-fitted Bathrooms in 2022 creating a wonderful and highly flexible home

- Reception Hall stairs to first floor
- Cloakroom/WC fitted white suite
- Extended Sitting Room large skylight and bay windows + feature open fire
- Extended Kitchen / Dining Room bi-folding rear doors + breakfast bar + space for generous table and chairs + range of quality integrated appliances + extensive Quartz worksurfaces
- First Floor landing – stairs to top floor
- 3 Bedrooms (2 Double + 1 Single / Study)
- Family Bathroom re-fitted with contemporary white suite
- Top Floor Landing – Study or Sitting Area + front views
- Bedroom 1 Dressing Area
- En-Suite Shower Room re-fitted modern white suite
- Front Garden lawn and vegetable beds + further lawned area opposite the house
- 29' x 20' West Facing Rear Garden patio, lawn and timber fencing

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EPC Rating: C and Council Tax Band: D

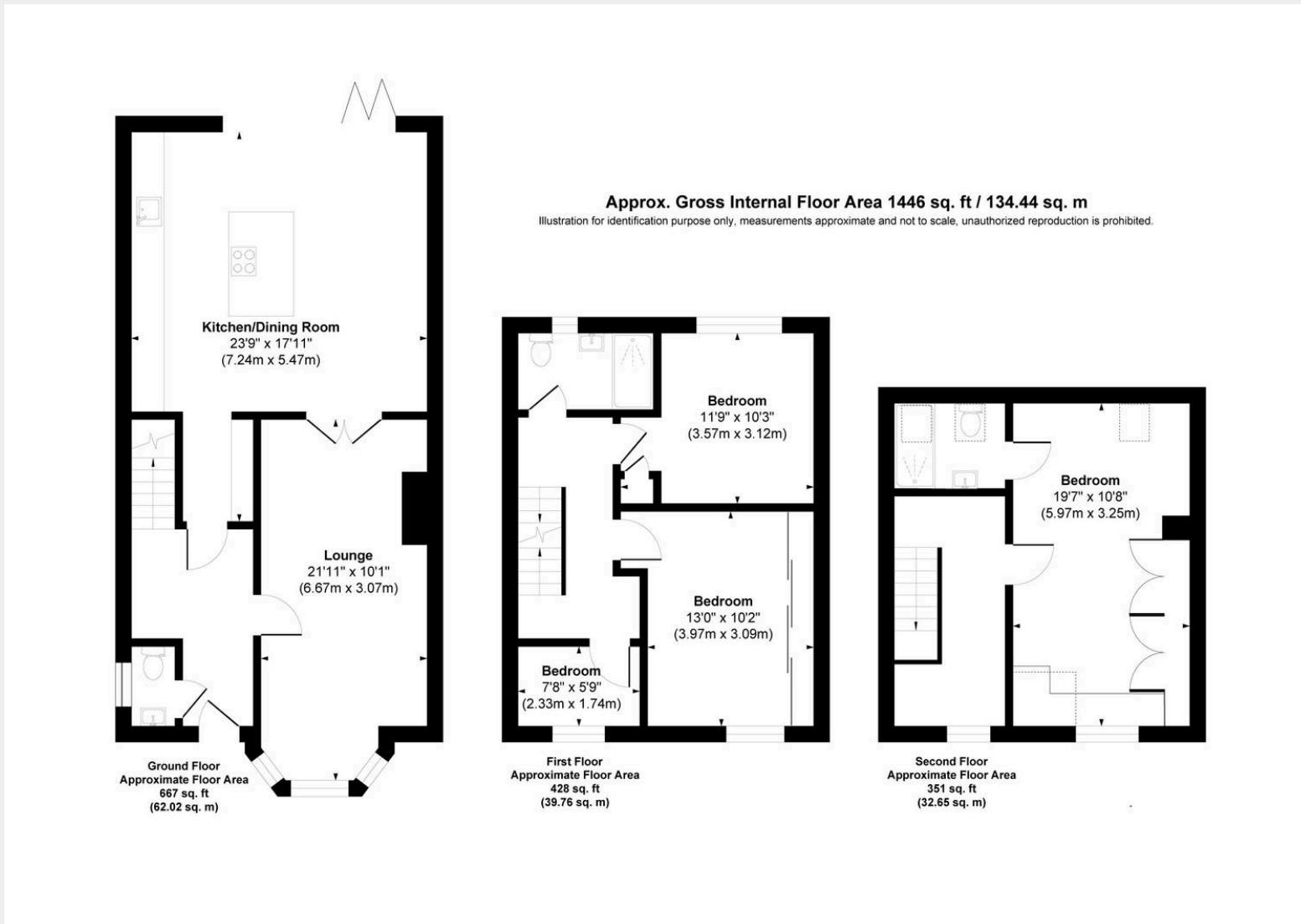
LOCATION - This property is situated in a residential no through road, tucked away down a footpath overlooking open fields to the front and located just off the Lewes Road. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and 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 (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

STATION - Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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