



**MANSELL
McTAGGART**
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38 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Guide Price £550,000 Freehold



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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

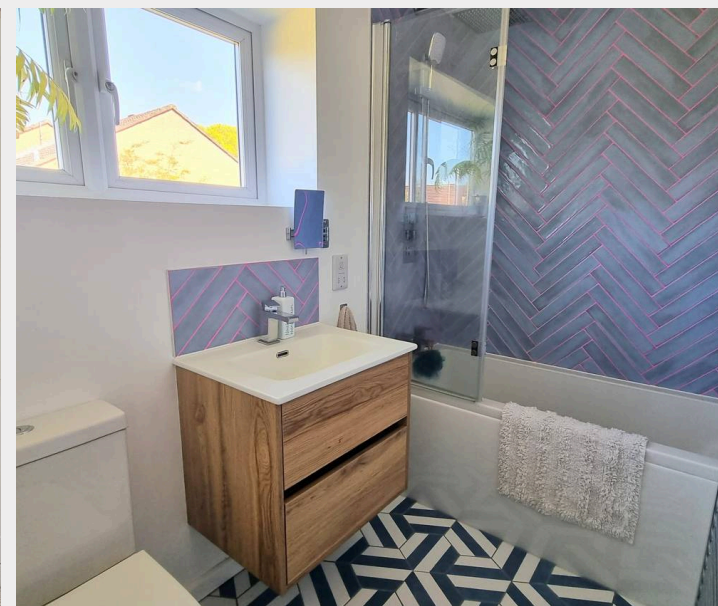
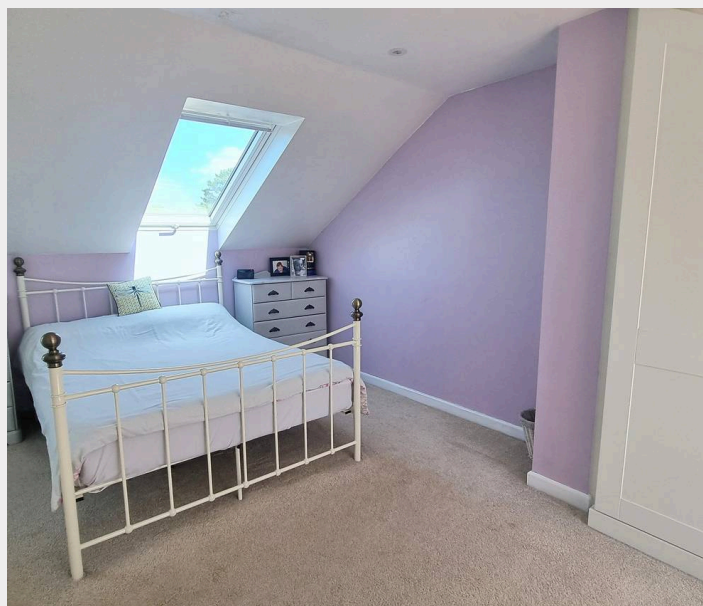
LOCATION - This property is situated in a residential no through road, tucked away down a footpath overlooking open fields to the front and located just off the Lewes Road. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

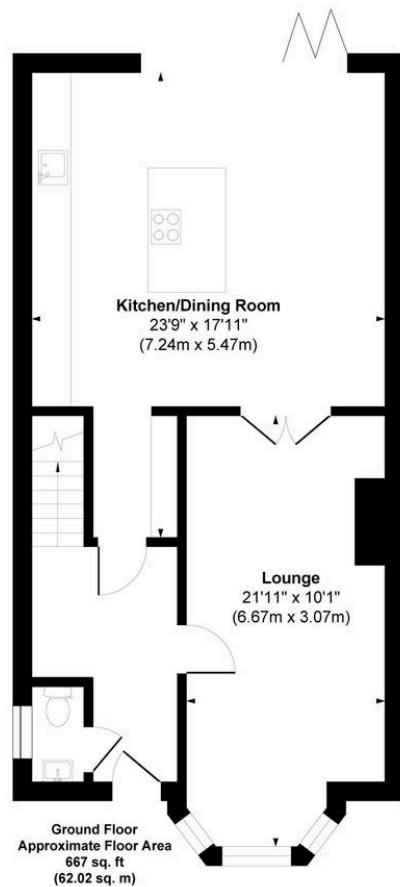
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

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).

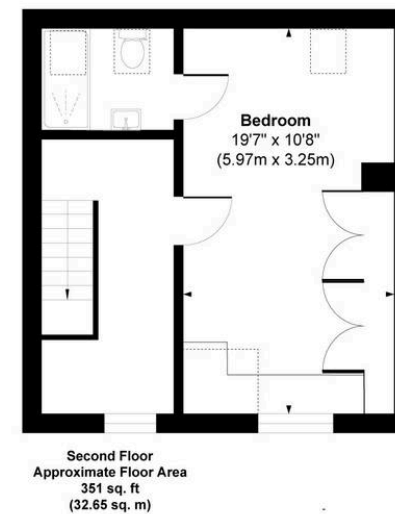
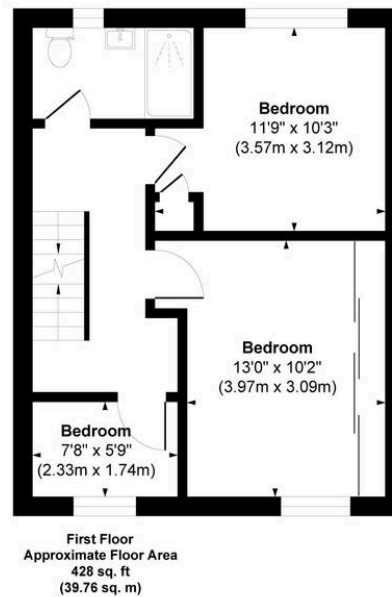
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Approx. Gross Internal Floor Area 1446 sq. ft / 134.44 sq. m

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