



12 Kempe Road, Lindfield, West Sussex, RH16 2NU

Mansell McTaggart Lindfield

Guide Price **£470,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A bright and airy West facing village home built by Barratt Homes in 2010 to 'The Buchanan' design situated on a corner plot

3 Bedroom, 2 Bath/Shower Room semi-detached modern property within this exclusive development that was carefully designed to suit modern day living and affords easy access to all village facilities.

The accommodation comprises:

Pitched and tiled entrance, **Hallway** with ground floor **Cloakroom/WC** fitted with white suite. A beautifully fitted open plan modern **Kitchen / Dining Room** with an extensive range of units at eye and base level, integrated washing machine, dishwasher, space for stack fridge/freezer, 4-ring gas hob, oven and grill, a double aspect **Lounge** with double doors onto the rear garden.

First Floor landing. double aspect **Bedroom 1** double aspect, fitted mirror fronted wardrobes. **En-Suite Shower Room** fitted with a modern white suite.

Bedroom 2 fitted wardrobes and airing cupboard with hot water cylinder and central heating controls. Hatch to generous pitched roof space (ladder, lighting, part boarded). **Bedroom 3** overlooking the garden. **Family Bathroom** fitted with a contemporary white suite.

Benefits include double glazed windows, gas fired central heating, TV/FM/Satellite connections and excellent order throughout.



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EPC Rating: C and Council Tax Band: D

OUTSIDE - To the front and side are small areas of garden laid to artificial grass, shrubs and olive trees. Gated access into the 35' x 16' **West Facing Garden** which was re-landscaped in 2014 with an enlarged full width paved patio, spacious artificial grass for ease of maintenance and a raised timber decked seating area plus brick and tiled garden shed. To the rear of the house is a **Carport** with **Off Road Parking**.

LOCATION - Kempe Road is situated in The Limes development off Newton Road in the heart of Lindfield and is a short walk of local 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 A23/M23 linking with Gatwick Airport and M25.

SCHOOLS - Lindfield Primary School (0.7 miles), 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 (1.6 miles) and Ardingly College (2.9 miles).

STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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L-shaped Kitchen/Dining: 16'6 max x 15'10 max
Bedroom 1: 12'11 x 8'8
Bedroom 2: 10'4 x 9'0
Bedroom 3: 7'0 x 6'7
Lounge: 15'11 x 10'4
En-suite: 6'11 x 3'11
Bathroom: 6'11 x 5'7
Bathroom: 6'11 x 5'7



Mansell McTaggart Estate Agents

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