



**9 Tansy Place, Lindfield, West Sussex, RH16 2GJ**

Mansell McTaggart Lindfield



Guide Price **£425,000** Freehold



# 9 Tansy Place, Lindfield, West Sussex, RH16 2GJ

**EPC Rating: B and Council Tax Band: C**

**\*PLEASE WATCH VIEWING VIDEO\***

**A tucked away 2 double bedroom modern village home built by Taylor Wimpey Homes in 2020.**

**Available with NO ONWARD CHAIN**

The accommodation comprises:

- Covered Entrance Canopy with front door into the Entrance Hall.
- Storage / Utility double cupboard with gas fired boiler, plumbing for washing machine, utility meters and consumer unit
- Ground floor Cloakroom/WC fitted with a modern white suite with opaque front window
- Stunning open plan double aspect Sitting / Dining / Kitchen with double doors opening onto the sunny Rear Garden
- Kitchen fitted with a range of units and modern appliances
- Space for sofas plus dining table and chairs
- Turn staircase to First floor landing with hatch to insulated loft space
- 2 double bedrooms both with built in wardrobes proving hanging and shelving space
- Modern white Bathroom
- Gas fired central heating to radiators and double glazed windows
- 2 Allocated Parking spaces in front
- Gated access around to the 37' x 19' South Facing Rear Garden with patio, lawn, water tap, shed and timber fencing



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## LOCATION

Tansy Place is situated off Honeysuckle Drive and Blackberry Drive which is situated just off Gravelly Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a 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 A23/M23 linking with Gatwick Airport and the M25.

## SCHOOLS

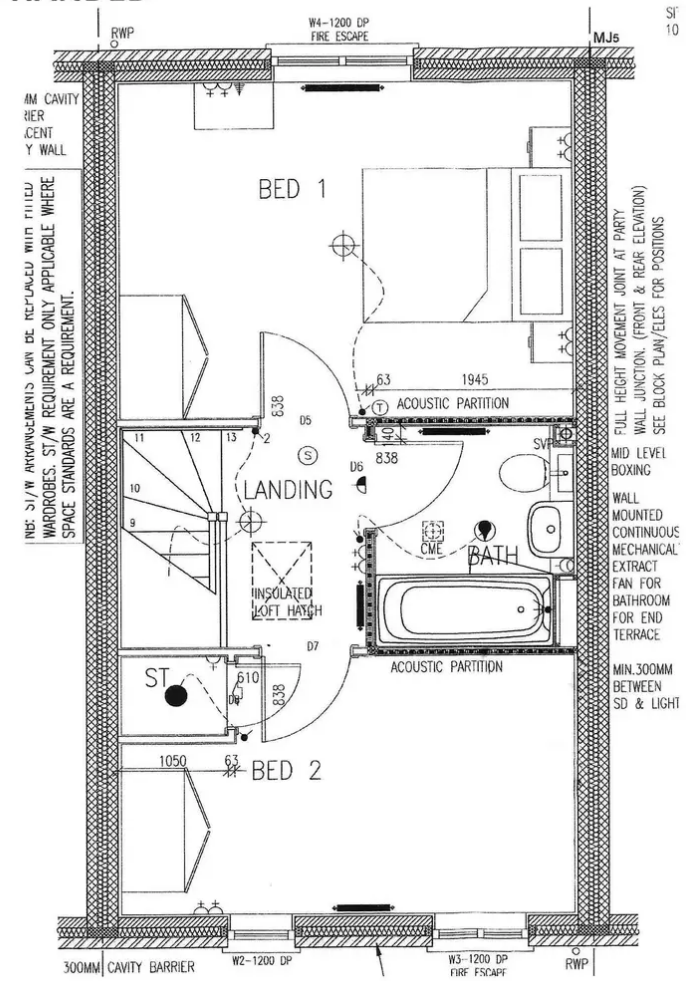
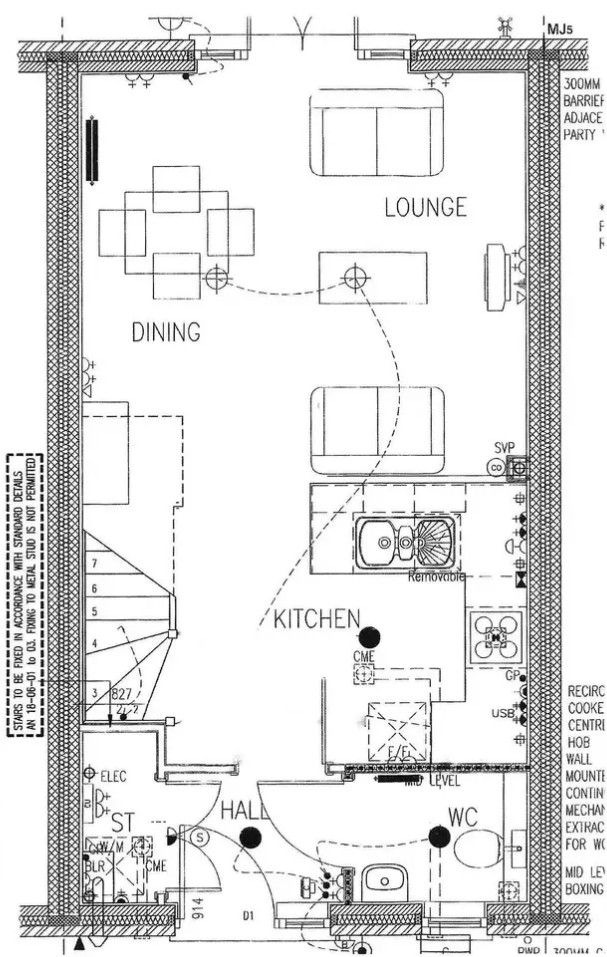
Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including; Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

## 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).



**FLOORPLAN IS HANDED**



**Mansell McTaggart Estate Agents**

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