



10 Yarrow Gate, Lindfield, West Sussex, RH16 2GB

GUIDE PRICE ... £575,000-£585,000 ... FREEHOLD





A very large (127 m²/1367 ft.²) 4 bedroom, 3 bathroom semi-detached town house with a south facing garden, large garage, 2 parking spaces and a 30' x 20' south facing rear garden occupying one of the best positions on this popular new development on the south side of the village overlooking a large open green and within a very pleasant 0.75 mile walk of Lindfield's village High Street and highly regarded local primary school.

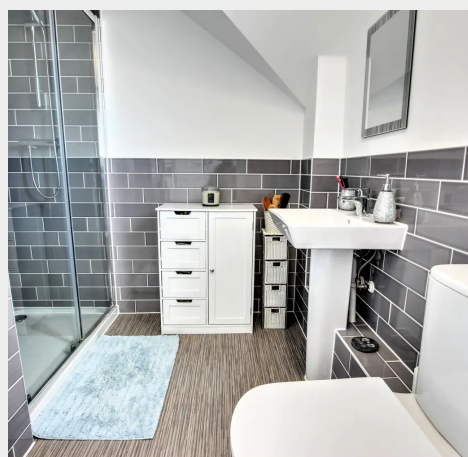
- 4 bedroom family home overlooking an open green
- Popular development on southern edge of village
- Easy level walk to High Street and schools
- Close to countryside and Village Common
- Spacious and versatile accommodation over 3 floors
- Lounge and family sized kitchen/breakfast room
- Impressive top floor master suite with 2 balconies and en-suite shower room
- 30' x 20' partly walled south facing rear garden
- Garage and 2 allocated parking spaces behind
- Built in 2018 by David Wilson (Bayswater design)
- Close to bus route or 1.7 mile walk to railway station
- Estate Charge: £700 per annum
- Estate Managers: Hobdens
- EPC rating: B - Council Tax Band: E



Yarrow Gate is situated off Langmore Lane within the popular Heathwood Park Development on the village's southern outskirts with the picturesque tree-lined High Street only 0.75 miles distant on foot with its 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 (0.85 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4.1 miles).

STATION - Haywards Heath mainline railway station (2.2 miles by car - 1.7 miles on foot). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THE BAYSWATER

FOUR BEDROOM HOME



Ground Floor		
Kitchen/Dining	5652 x 3516 mm	18'5" x 11'5"
Lounge	3162 x 4515 mm	10'4" x 14'8"
Cloakroom	1400 x 1790 mm	4'6" x 5'9"



First Floor		
Bedroom 2	3421 x 4507 mm	10'6" x 14'8"
En suite 2	1354 x 2241 mm	4'4" x 7'4"
Bedroom 3	3200 x 3644 mm	10'5" x 12'0"
Bedroom 4	2351 x 3504 mm	7'7" x 11'5"
Bathroom	2556 x 1790 mm	8'4" x 5'9"



Second Floor		
Bedroom 1	3984 x 5760 mm	13'1" x 18'9"
En suite 1	2456 x 2275 mm	8'1" x 7'5"

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