



'Tachbrook' Lewes Road, Lindfield, West Sussex, RH16 2LN

Guide Price £700,000 Freehold

Mansell McTaggart Lindfield

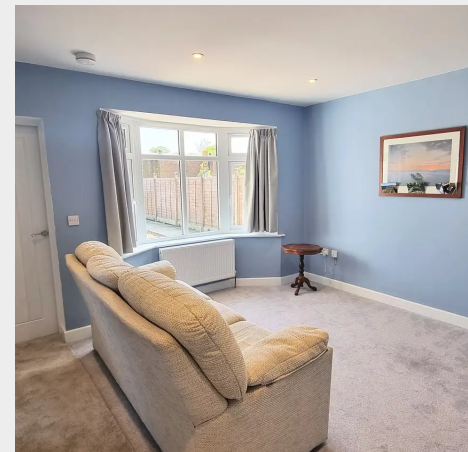


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PLEASE WATCH VIEWING VIDEO

A stunning detached bungalow situated in a convenient village location with 3 Double Bedrooms, 2 Reception Rooms, 2 Bath/Shower Rooms and offered for sale with NO CHAIN

- Updated and extended to create a quality bungalow + landscaped Front and South Facing Rear Garden
- **Entrance Lobby** side window and inner door
- Bay fronted **Sitting Room** with storage cupboard (consumer unit and electric meter)
- **3 Double Bedrooms**
- **Bedroom 1** overlooking the rear garden. **En-Suite Shower Room** shower unit and screen, low level WC, wash basin, heated towel rail and opaque rear window
- Separate modern white **Family Bathroom** white suite, enclosed bath, shower attachment and screen, low level WC, wash basin, cupboard and opaque side window
- Open plan **Kitchen / Dining Room** with a range of fitted units, space for appliances and tall fridge, microwave, worksurfaces, single drainer sink unit, side window and door, pitched ceiling with 2 Velux windows and double doors onto the garden
- **37' x 23' Frontage** with gate into the **Private Driveway** for 2 vehicles (room to widen if required)
- 20' x 33' private **South Facing Rear Garden** laid to paved patio plus flower beds and timber fencing.
- Gas fired central heating to radiators and double glazed windows
- Walking distance to the village Common, picturesque High Street and Schooling



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EPC Rating: C and Council Tax Band: D

LOCATION

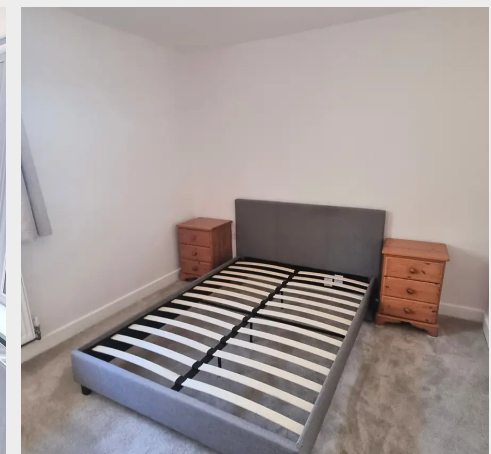
The Lewes Road runs alongside the village common and is a short walk of local shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road, access to the major surrounding areas can be gained via the A27 and the A23/M23 linking with Gatwick Airport and M25.

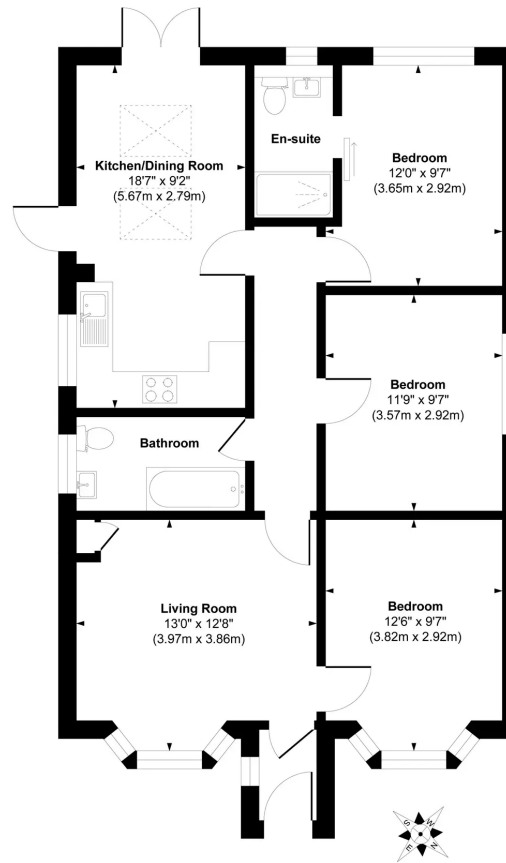
SCHOOLS

Lindfield Primary (0.5 miles) Blackthorns Primary (1.2 miles) and Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3 miles).

STATION

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





Approx. Gross Internal Floor Area 854 sq. ft / 79.38 sq. m
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