



48 Blackthorns, Lindfield, West Sussex, RH16 2AY

Mansell McTaggart Lindfield

Guide Price **£865,000** Freehold



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AN EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION

A spacious 5 Bedroom, 3 Reception Room, 2 Bath / Shower Room detached family home with accommodation spanning 3 floors. Private Driveway, Garage, landscaped gardens + heated Swimming Pool

The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties

- **Entrance Hall** inner door into the **Dining Room** with front window
- Separate double aspect **Living Room** with double doors onto the garden
- **Kitchen/Breakfast Room** fitted with a range of units, space for range cooker and breakfast bar
- **Utility Room** space and plumbing for domestic appliances plus door to garden
- **Cloaks/Shower Room** fitted with a white suite, low level WC, wash basin and cubicle
- **Home Office** an ideal space for a Study/Games/Play Room
- **3 First Floor Bedrooms** rear bedroom with double doors onto the rear balcony
- **Family Bathroom** fitted with a white suite, enclosed bath, cubicle, low level WC and wash basin
- **2 Top Floor Bedrooms** both double bedrooms with Juliet balconies



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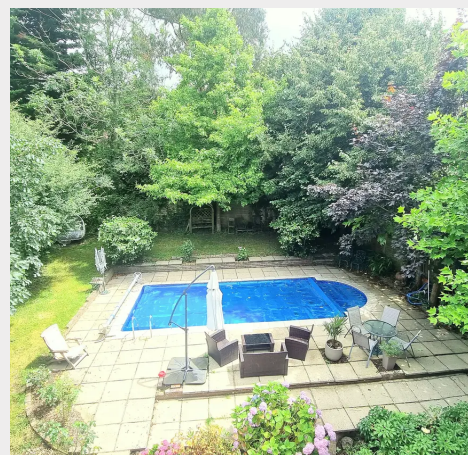
EPC Rating D and Council Tax Band: F

OUTSIDE – 33' deep x 45' wide **Frontage** laid to shaped lawn flanked by a **Private Driveway** for several vehicles leading to the **Garage** (currently set up as a Home Gym). Gated access around to the landscaped 58' deep x 55' wide **East Facing Rear Garden** paved patio adjoins the house, steps up to further patio and seating and the heated **Swimming Pool**.

LOCATION – This property occupies a pleasant plot in one of the areas most highly sought after roads convenient for all village facilities. 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 Gatwick Airport / M25.

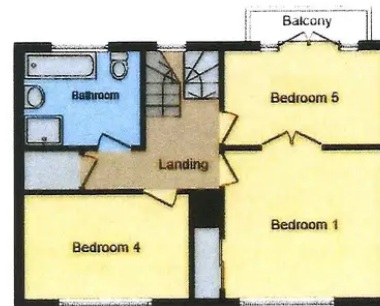
SCHOOLS – Blackthorns Primary (0.2 miles), Lindfield Primary (0.8 miles), Oathall Community College (0.3 miles). Independent schools include: Great Walstead (2.3 miles), Ardingly College (2.9 miles)

STATION – Haywards Heath mainline station (1 mile) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).





Ground Floor



First Floor



Second Floor

Total floor area 179.7 m² (1,934 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any legal purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Living Room 19' 8 x 12' 2 (5.99m x 3.71m)

Dining Room 14' 3 max x 12' 6 (4.34m max x 3.81m)

Kitchen / Dining Room 17' 8 max x 13' 0 max (5.38m max x 3.96m max)

Utility 7' 4 x 5' 8 (2.24m x 1.73m)

Office 12' 6 x 9' 1 (3.81m x 2.77m)

Bedroom 1 12' 2 x 11' 11 (3.71m x 3.63m)

Bedroom 4 12' 6 x 8' 7 (3.81m x 2.62m)

Bedroom 5 12' 2 x 7' 9 (3.71m x 2.36m)

Bedroom 2 11' 1 x 10' 6 (3.38m x 3.20m)

Bedroom 3 11' 1 x 8' 8 (3.38m x 2.64m)

Garage 17' 9 x 9' 7 (5.45m x 2.95m)

Mansell McTaggart Estate Agents

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