



**229 The Welkin, Lindfield, West Sussex, RH16 2PN**

**Guide Price £500,000 – £525,000 Freehold**

**Mansell McTaggart Lindfield**



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# 229 The Welkin, Lindfield, West Sussex, RH16 2PN

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

A well presented, extended and recently redecorated 3 Bedroom end of terraced family home with 3 Reception Rooms and 2 Bath/Shower Room. Situated in a sought after and tucked away location with stunning views over countryside.

**AVAILABLE WITH NO CHAIN**

The accommodation comprises:

- Front door into the **Entrance Hall** with storage cupboard and stairs to first floor
- Bay fronted **Sitting Room**
- Adjoining **Dining Room** with side lobby, side window and storage cupboards
- **Cloakroom/WC** fitted with a white suite
- **Kitchen** re-fitted with a range of units, space for appliances, sink unit and Corian worksurfaces plus understairs storage cupboard
- Full width brick / uPVC **Conservatory** with lean-to roof and double doors onto the garden
- **First Floor** landing - hatch to loft space with ladder + airing cupboard housing 'Worcester' combination gas boiler
- **3 Bedrooms** enjoying front or rear views
- **Bedroom 1** with front bay window and sliding barn style door into the **En-Suite Shower Room** double aspect, fitted white suite, double sized cubicle, low level WC and wash basin
- **Family Bathroom** fitted white suite, enclosed bath + shower unit, low level WC, wash basin, radiator and opaque rear window



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

- uPVC double glazing + Gas fired central heating to radiators + recently redecorated + some new carpets / flooring
- Located opposite an area of Green + lawned Front Garden + South East Facing Rear Garden (31' x 30') laid to patio and lawn + views
- Highly sought after location walking distance of the picturesque High Street, Schooling, Common, Pond and mainline Railway Station

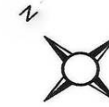
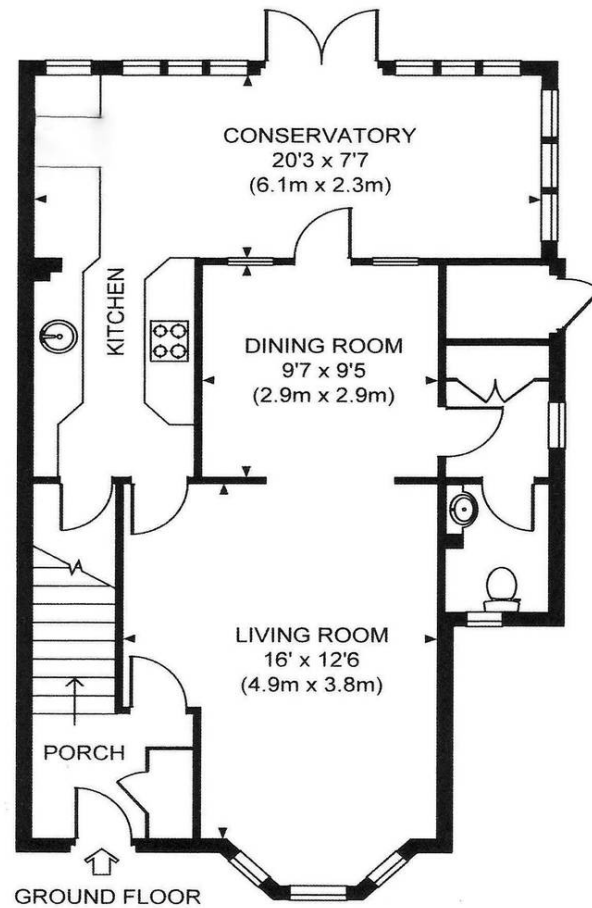
**LOCATION** - The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

**BY ROAD** - Access to the major surrounding areas can be gained via the A272 and the A/M23 linking with Gatwick Airport and the M25.

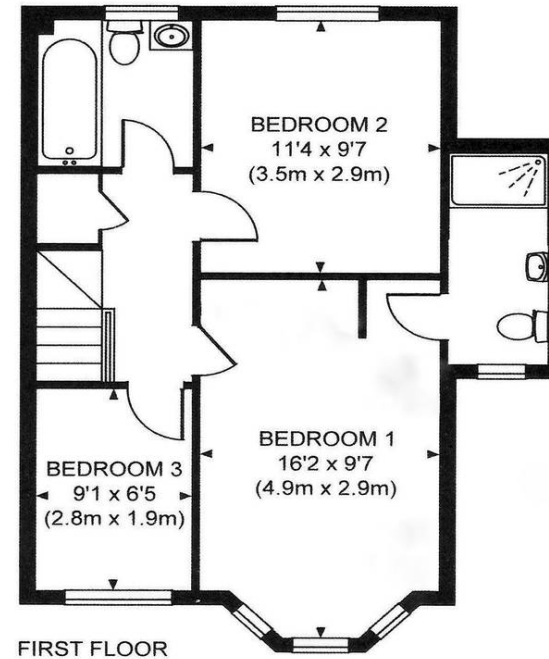
**SCHOOLS** - Lindfield Primary (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including: Great Walstead (1.7 miles) and Ardingly College (2.2 miles)

**STATION** - Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area  
1129 sq ft / 104.9 sq m



## Mansell McTaggart Estate Agents

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