



37 Blackthorns, Lindfield, West Sussex, RH16 2AX

Mansell McTaggart Lindfield

Guide Price **£850,000** Freehold



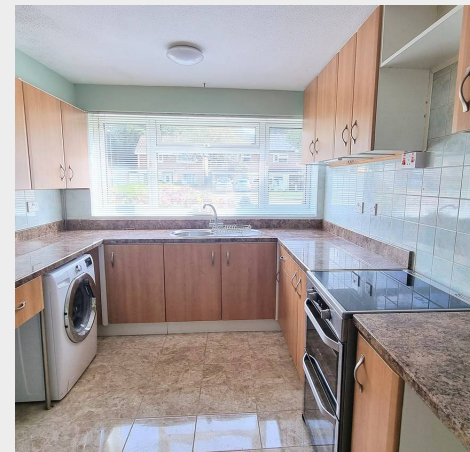
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PLEASE WATCH VIEWING VIDEO

A spacious 4 Bedroom, 4 Reception Room detached family home built in the late 1960s situated on a sunny West facing plot.

AVAILABLE WITH NO ONWARD CHAIN

- An excellent opportunity to create your own home, potential for extension/alteration, if required (STPP)
- Entrance **Porch** brick and uPVC
- **Hall** with telephone point
- Ground floor **Cloakroom/WC**
- Home **Study**.
- A spacious **Living Room** - understairs Study Area and windows overlooking the rear garden
- **Kitchen** re-fitted with extensive units, worksurfaces and space for domestic appliances
- A separate double aspect generous family **Dining Room** overlooking the garden
- uPVC **Conservatory** doors to garden and garage
- L-shaped **First Floor landing** with loft hatch, linen cupboard and boiler cupboard ('Worcester' gas combination boiler)
- **4 Good sized Bedrooms**
- **Bedroom 1** with extensive fitted wardrobes, locker storage and drawers
- **Family Bathroom** fitted with a white suite and tiled walls
- Gas fired central heating to radiators and uPVC double glazing



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EPC Rating: C and Council Tax Band: F

- **60' x 50' Frontage** laid to lawned garden + **Private Driveway** for several vehicles and **Double Garage**
- **115' x 50' West Facing Rear Garden** laid to paved patio and lawn + garden sheds + greenhouse
- Walking distance to local Schools, village Common, picturesque High Street and mainline railway station

LOCATION

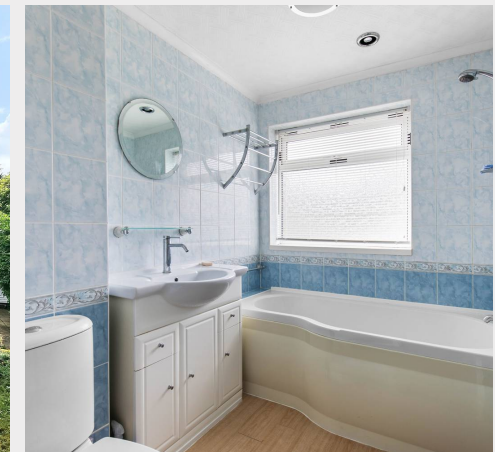
This property occupies a pleasant and sunny West Facing plot in one of the areas most highly sought after roads convenient for all village facilities. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. 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.

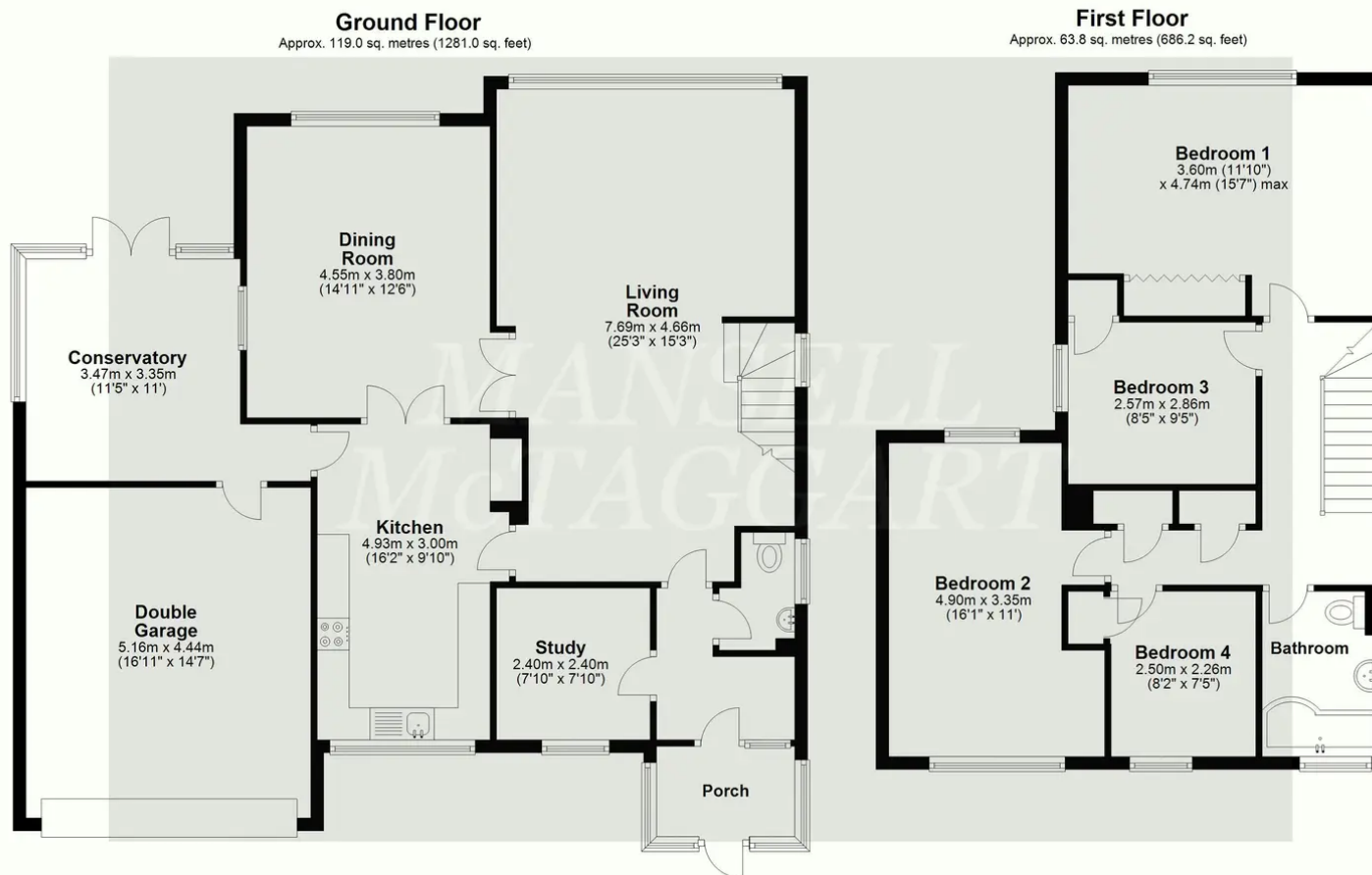
SCHOOLS

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).





Total area: approx. 182.8 sq. metres (1967.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Estate Agents

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