



7 Blackthorns Close, Lindfield, West Sussex, RH16 2UA

Guide Price **£725,000** Freehold

Mansell McTaggart Lindfield



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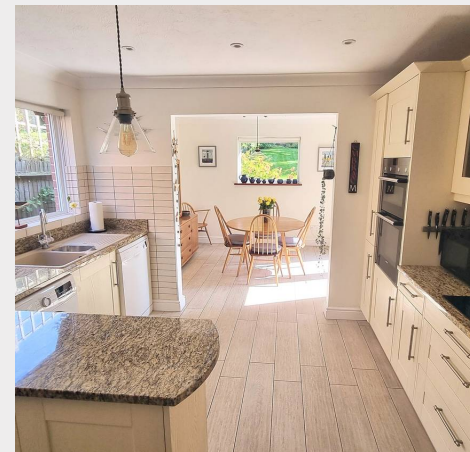
TUCKED AWAY LOCATION

A highly sought after 3 Double Bedroom detached bungalow with 2 Bath/Shower Rooms and is positioned at the end of this exclusive private close. Mature and private gardens, block paved Private Driveway and integral Garage.

Covered Entrance Porch lighting, replacement front door. **Entrance Hall** radiator, telephone point, airing cupboard and loft hatch (ladder / lighting / part boarded). **Sitting Room** feature fireplace with wood burner, TV point, radiator and front window.

Kitchen/Dining Room fitted units at eye and base level, granite work surfaces, sink unit, plumbing for washing machine / dishwasher, electric hob with drawers and extractor, eye level oven/grill, electric twin plate triple oven Aga, space for tall fridge freezer, window and side door. **Dining Area** radiator, rear window and replaced French doors to terrace (2022 under warranty). **Bedroom 1** radiator, built-in wardrobes and rear window. **En-Suite Shower** tiled shower enclosure, wash basin, low level WC, radiator, tiled floor, shaver point and opaque rear window. **Bedroom 2** radiator, fitted wardrobe and front window. **Bedroom 3** radiator and rear window. **Bathroom** modern white suite, enclosed bath, shower unit, wash basin, low level WC, bidet, radiator, shaver point and opaque rear window.

Benefits: replacement windows, gas central heating (new boiler 2022 under 10 year warranty) and multi fuel stove in sitting (2024).



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EPC Rating: D and Council Tax Band: F

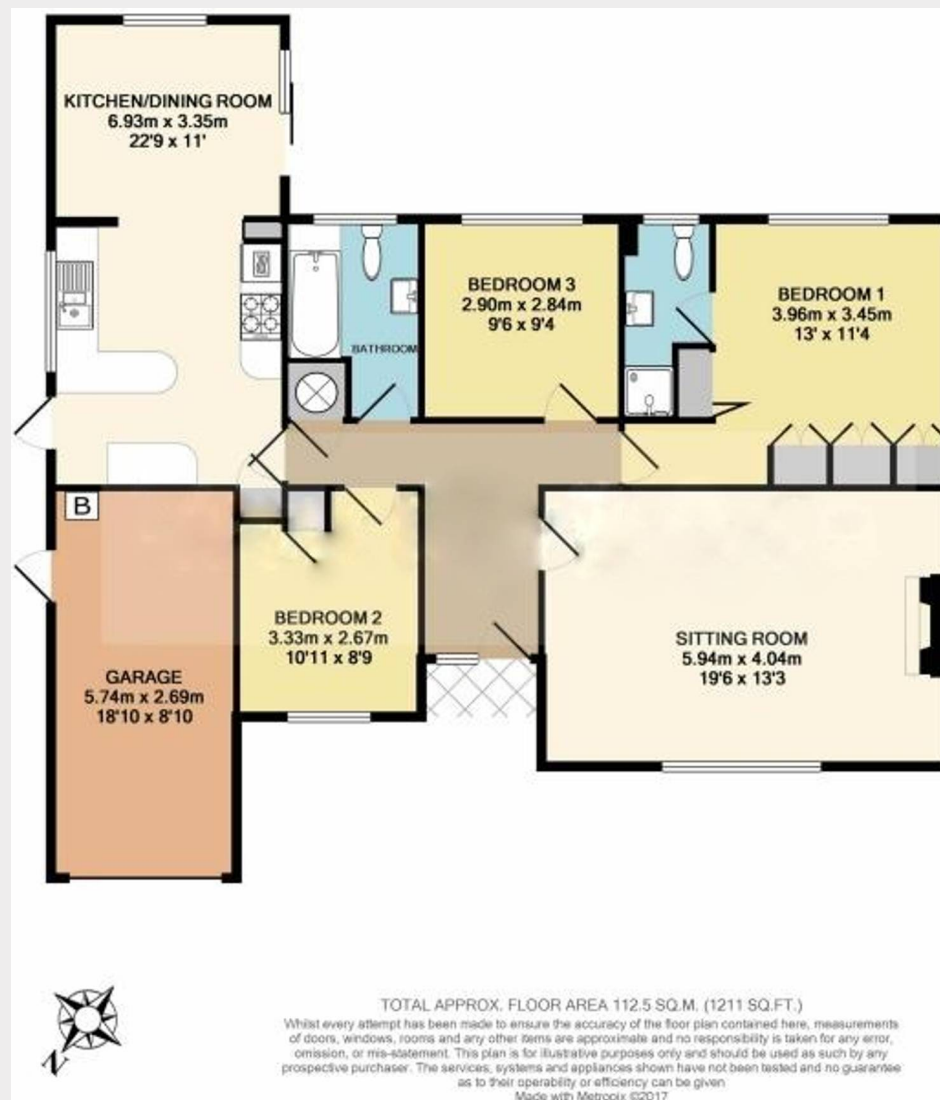
OUTSIDE - Front Garden 45' deep x 58' max wide (+ ownership extends across the tarmac), shaped lawns, flower and shrub borders flanked by the block paved **Private Driveway** for several vehicles leading to the **Garage** electric up and over door, power and light, wall mounted gas boiler (2022) and side door. Gated side access around to the private **South East Facing Rear Garden** (85' x 50' max) paved terrace adjoins the property, retaining walls, pathway leads to the area of lawn, mature and colourful plants, flowers, shrubs and close boarded fencing. The rear garden is an attractive feature with Summerhouse and garden shed.

LOCATION - This property occupies a pleasant tucked away position off a highly sought after road 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 and the M25.

SCHOOLS - Blackthorns Primary (0.1 miles), Lindfield Primary (0.8 miles), Oathall Community College (0.2 miles). Independent schools include: Great Walstead (2.2 miles), Ardingly College (2.8 miles)

STATION - Haywards Heath mainline station (0.9 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).





Mansell McTaggart Estate Agents

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