



3 Hawthorn Lane, Lindfield, West Sussex, RH16 2GN Guide Price **£500,000 – £520,000** Freehold

Mansell McTaggart Lindfield

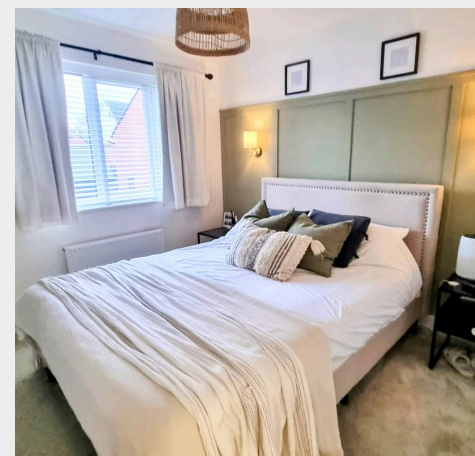
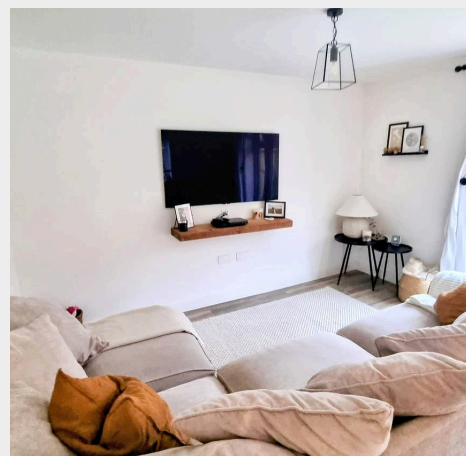
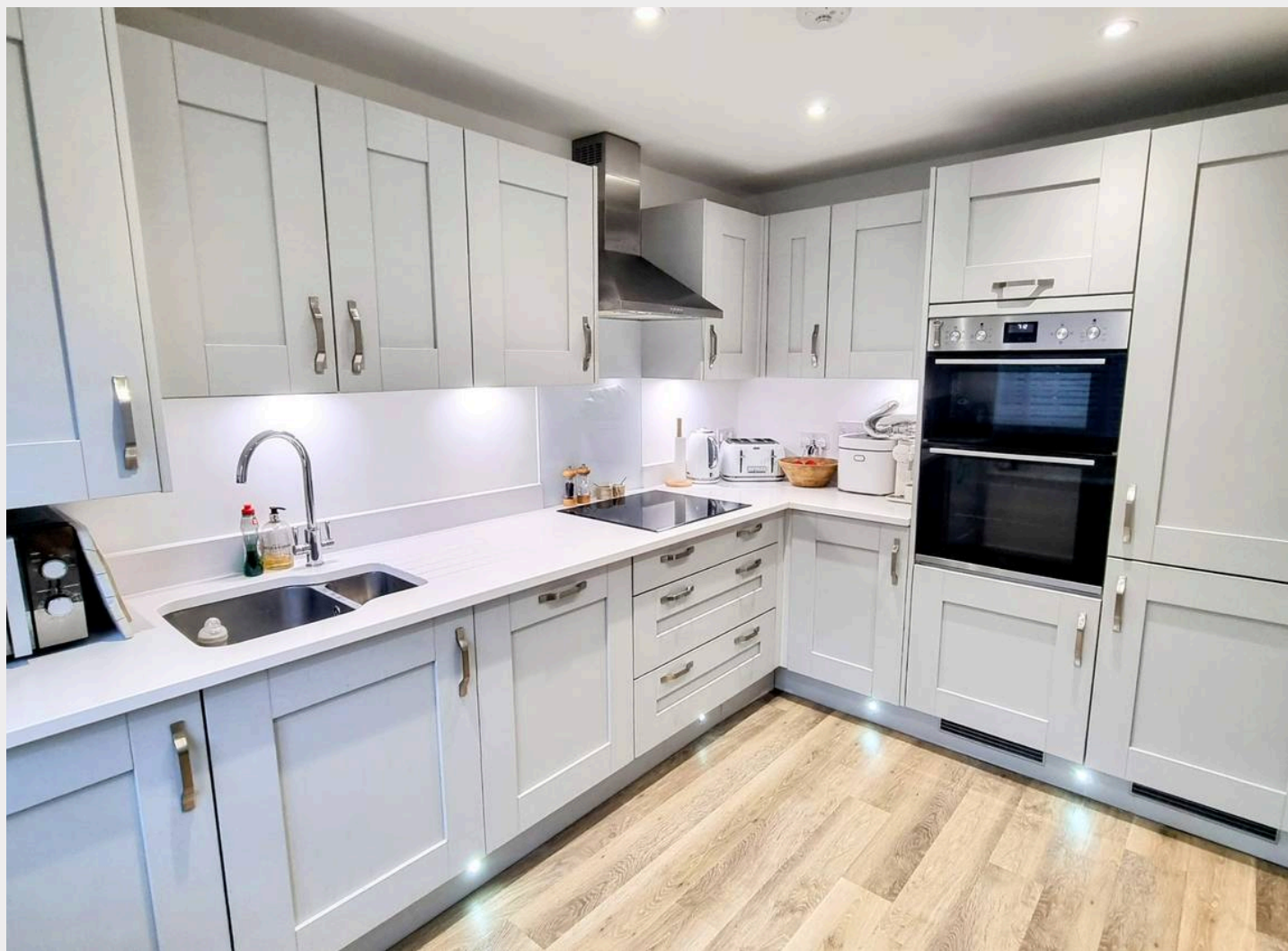


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****PLEASE WATCH VIEWING VIDEO****

An improved 3 Bedroom, 2 Bath/Shower Room modern semi-detached village home built by Taylor Wimpey Homes in 2021 and is presented in 1st Class order

- **Entrance Hall** with 2 useful storage cupboards and stairs to first floor
- **Cloakroom/WC** modern white suite, low level WC, wash basin, mirror and sensor lighting
- **Kitchen / Breakfast Room** fitted range of units at eye and base level, integrated fridge, freezer, double oven/grill, hob, washing machine and dishwasher plus breakfast bar, front window and cupboard housing combination boiler
- Open plan double aspect **Sitting / Dining Room** doors onto the garden, radiator and cupboard
- **First Floor landing** loft hatch and linen cupboard
- **3 Bedrooms**
- **Bedroom 1** with radiator, front window, ceiling and wall lighting **En-Suite Shower Room** modern white suite, tiled cubicle, low level WC and wash basin
- **Bedroom 2** with storage cupboard, radiator and rear window
- **Bedroom 3** radiator and rear window
- **Family Bathroom** enclosed bath, shower unit, low level WC, wash basin and heated towel rail
- Gas fired central heating to radiators + double glazed windows
- **Private Driveway** for 2 vehicles leading to the detached **Garage** (part converted into front storage / Office/Gym)



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EPC Rating: B and Council Tax band: D

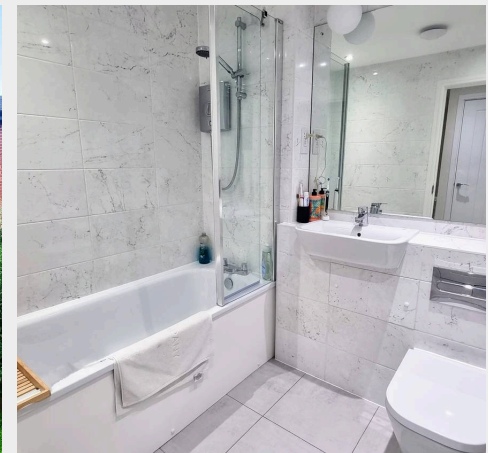
- **Rear Garden** (34' deep max x 31' wide) improved with new side and rear paved patios, shaped lawn, timber fencing, gated side access and personal door into the **Office/Gym** with power, lighting, electric radiator, fuse box and space for TV

LOCATION - Hawthorn Lane is tucked away off Blackberry Drive which is situated just off Gravelye Lane on the Eastern village outskirts with the picturesque tree-lined High Street only 0.7 miles distant with a 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 A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

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



Taylor Wimpey – Lindfield Meadows

'THE BENFORD A' Design TOTAL 83.9 sq. m. / 904 sq. ft.



Kitchen 3.43m × 2.57m 11'3" × 8'5"

Master Bedroom 3.71m × 3.11m 12'2" × 10'3"

Bedroom 3 3.35m × 2.44m max 11'0" × 8'0" max



Living/Dining area 4.77m × 3.72m 15'8" × 12'3"

Bedroom 2 3.55m × 2.24m max 11'8" × 7'4" max

(THIS FLOORPLAN IS HANDED)

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