



**1 Francis Road, Lindfield, West Sussex, RH16 2JB**

Mansell McTaggart Lindfield

Guide Price **£550,000** Freehold



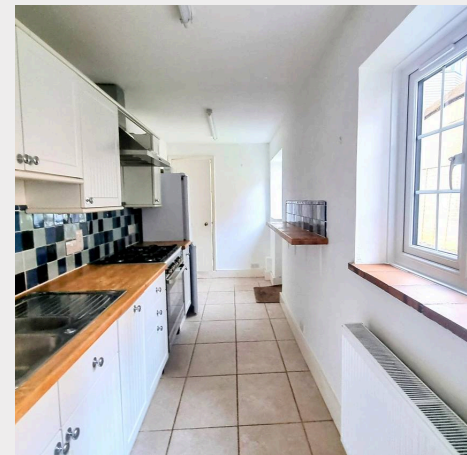


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**\*\* PLEASE WATCH VIEWING VIDEO \*\***

**A charming 2 Bedroom semi-detached Victorian cottage spanning 3 floors situated in a tucked away position in the heart of this sought after Mid-Sussex village. VACANT POSSESSION + NO CHAIN**

- Only a few moments walk of the picturesque High Street with local shops, boutiques and pubs + village Common, Pond and open Countryside
- Accommodation spanning 3 floors with excellent potential for alteration / enlargement (STPP)
- Useful **Entrance Hall** with side window
- Front **Sitting Room** with feature fireplace and recessed shelving
- Separate **Dining Room** with stairs to first floor, wood block flooring feature fireplace, side and rear windows
- **Kitchen** re-fitted with a range of units at eye and base level, space for range cooker, sink units, side door accessing the garden
- **Utility Room** wall mounted gas fired boiler, space and plumbing for domestic appliances and side window
- **First Floor** Bedroom with front window
- Separate **Bathroom** re-fitted with a white suite, enclosed bath, tiled shower cubicle, low level WC, wash basin and side window
- **Top Floor** Further **Double Bedroom** with side window plus deep storage cupboard (previously used as an **Office Space**)
- Gas fired central heating to radiators and double glazed windows





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**EPC Rating: D and Council Tax Band: D**

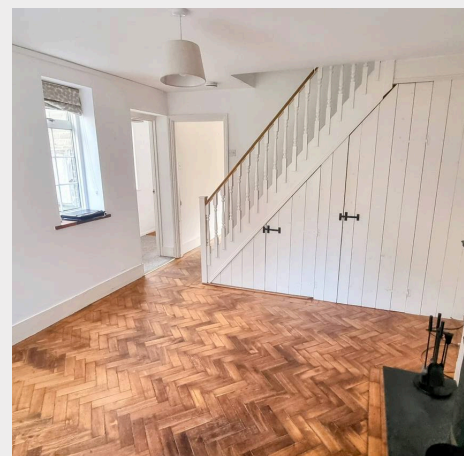
- **Off Road Parking** to the front
- An enclosed 35' sunny **West Facing Rear Garden** with paved patio adjoining the house, an assortment of plants, flowers and shrubs, shed and timber fencing

**LOCATION** - The property is situated towards the top of this no-through road and is a short walk of local 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 (0.7 miles), Blackthorn Primary (1.1 miles), Oathall Community College (1.2 miles). Haywards Heath Sixth Form College (2.3 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (2.7 miles).

**STATION** - Haywards Heath mainline railway station (1.8 miles) - fast and regular services 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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