



'Green Tiles' 14 Brook Lane, Lindfield, West Sussex, RH16 1SG Guide £1,000,000 - £1,100,000

Mansell McTaggart Lindfield



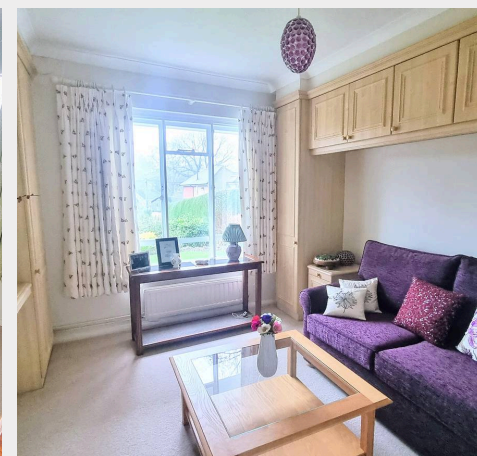
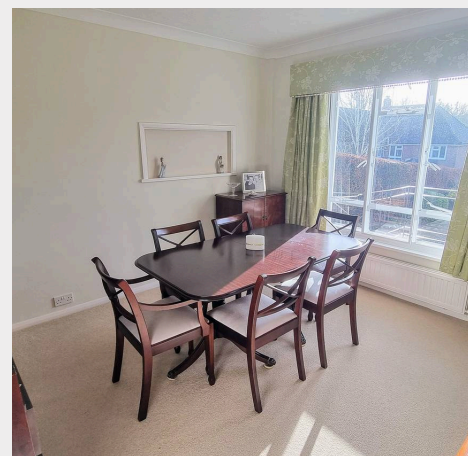
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**** PLEASE WATCH VIEWING VIDEO ****

A unique 3 Double Bedroom detached Chalet Bungalow situated on a mature plot approaching Half Acre. Brook Lane is an area of low density, high value residential homes tucked off the road leading to Haywards Heath Golf Club + Ardingly College.

VACANT POSSESSION + NO ONWARD CHAIN

- A quiet road yet provides convenient access to the High Street, Schools, Golf Club and Haywards Heath Railway Station
- Generous T-shaped **Reception Hall** with door and stairs down to the lower level **Utility Room / Basement** space and plumbing for domestic appliance, gas fired boiler, separate **Cloakroom/WC** fitted white suite and wash basin
- Family **Sitting Room** and a separate **Dining Room** both with wonderful front South Facing views
- Triple aspect **Kitchen / Breakfast Room** with fitted units at eye and base level, some integrated appliances, breakfast bar and side door
- Family **Bath / Shower Room** enclosed bath with mixer tap and shower attachment, separate tiled shower cubicle, heated towel rail and wash basin
- Separate **Cloakroom/WC** fitted white low level WC
- **Study** desk, shelving, drawers and rear window
- **2 Ground Floor Double Bedrooms** (both with extensive fitted wardrobes)
- Double aspect **First Floor Double Bedroom** deep storage, sliding patio doors out to an excellent South Facing **Sun Balcony**.



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EPC Rating: E and Council Tax Band: G

- Mature **Front and Rear Gardens** with substantial rolling lawns, an elevated Front Patio ideal for table and chairs
- **Excellent Potential** for alteration and/or further enlargement, if required (STPP)
- Long block paved **Private Driveway** for several vehicles leading to the integral **Garage** electric up and over door, power and lighting

LOCATION

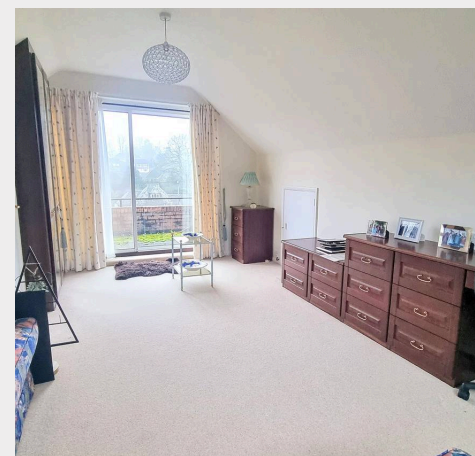
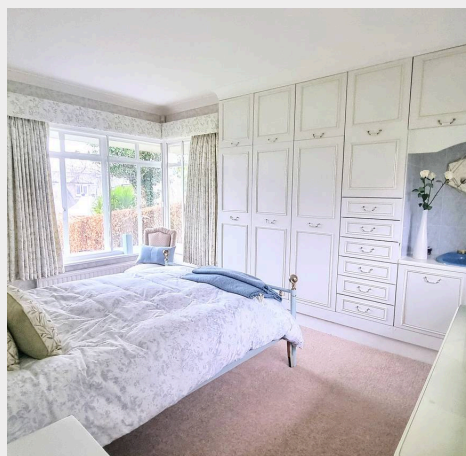
The property is situated in one of Lindfield's most highly regarded locations, approx half a mile from Lindfield High Street. The village of Lindfield offers an extensive range of shops, stores, cafes, pubs and restaurants in the picturesque tree-lined High Street. Extensive open countryside is also close by.

SCHOOLS

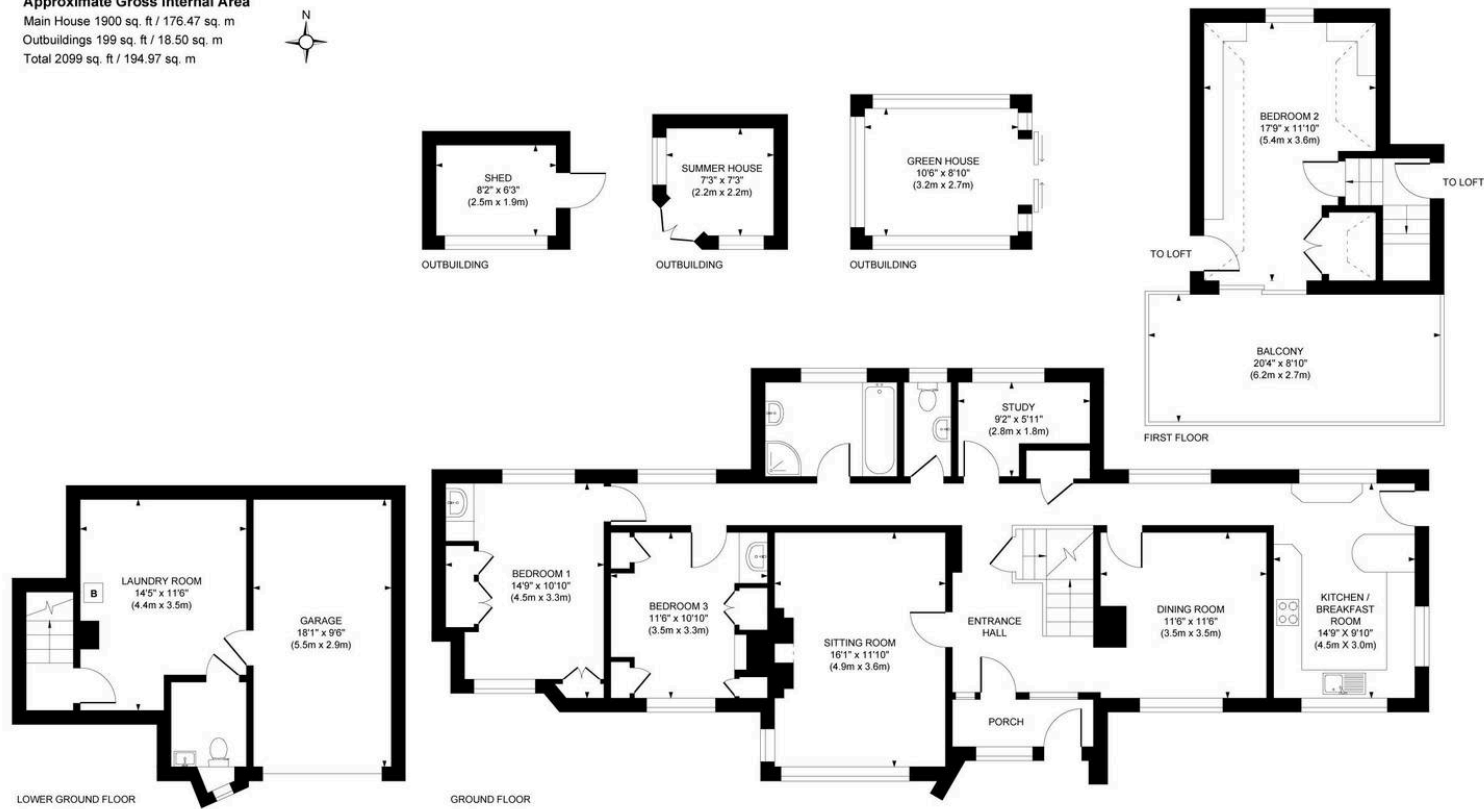
Lindfield benefits from 2 excellent Primary Schools (Lindfield / Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3 miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5 miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3 miles) and Ardingly College (1.9 miles)

STATION

Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approx 47 minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.



Approximate Gross Internal Area
Main House 1900 sq. ft / 176.47 sq. m
Outbuildings 199 sq. ft / 18.50 sq. m
Total 2099 sq. ft / 194.97 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Estate Agents

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