



26 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Mansell McTaggart Lindfield

Guide Price **£400,000** Freehold



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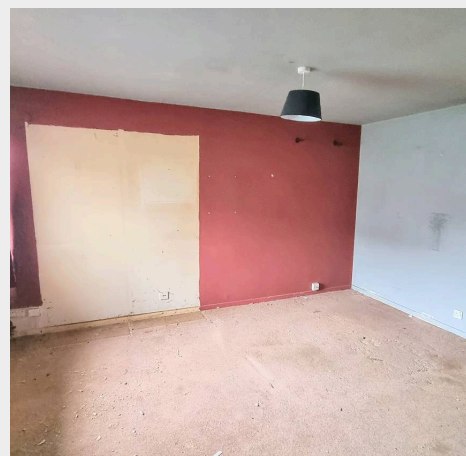
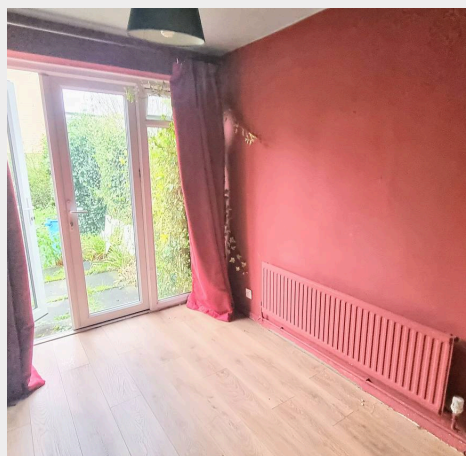
PLEASE WATCH VIEWING VIDEO

An excellent opportunity to purchase a renovation project and create your own village home! Walking distance of the Common, Pond, High Street and highly regarded Schools

MODERNISATION REQUIRED + VACANT POSSESSION

2 Double Bedroom End of Terrace home situated on a generous Corner Plot + fantastic potential for Extension / Alteration

- **Entrance Hall** with ground floor **Cloakroom/WC** fitted with a white suite and opaque side window
- **Living Room** with stairs to first floor
- **Kitchen** fitted with a range of units at eye and base level, space for domestic appliances, cupboard with hot water cylinder and 'Logic Heat 15' gas boiler and central heating controls
- Adjoining **Dining Room** with double doors onto the garden and storage cupboard
- **First Floor** Landing, loft hatch and storage
- **2 Bedrooms** - both with radiators and 2 windows
- **Family Bathroom** fitted with a coloured suite, enclosed bath, mixer tap, low level WC, wash basin, tiled walls and radiator
- Gas fired central heating to radiators and double glazed windows
- **Driveway** (currently for one vehicle) leading to the detached **Garage** up and over door
- **Corner Plot** - Front, Side and Rear Gardens laid to lawns with paved patio, brick wall and timber fencing (31' deep x 29' wide enclosed area)



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EPC Rating: E and Council Tax Band: C

LOCATION

This property is situated in a residential no through road located just off the Lewes Road. 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

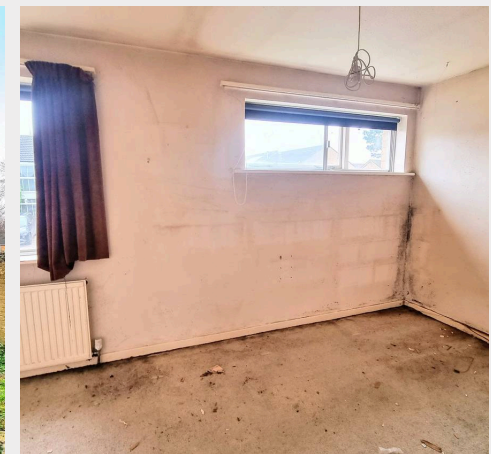
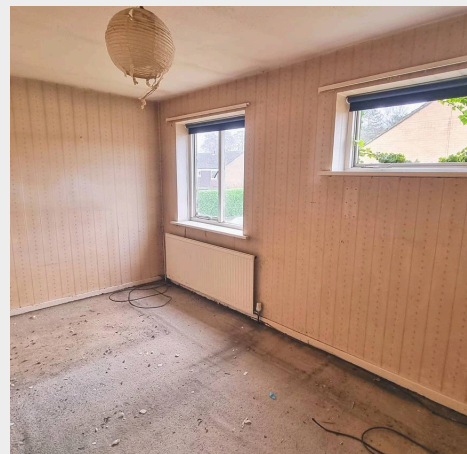
Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS

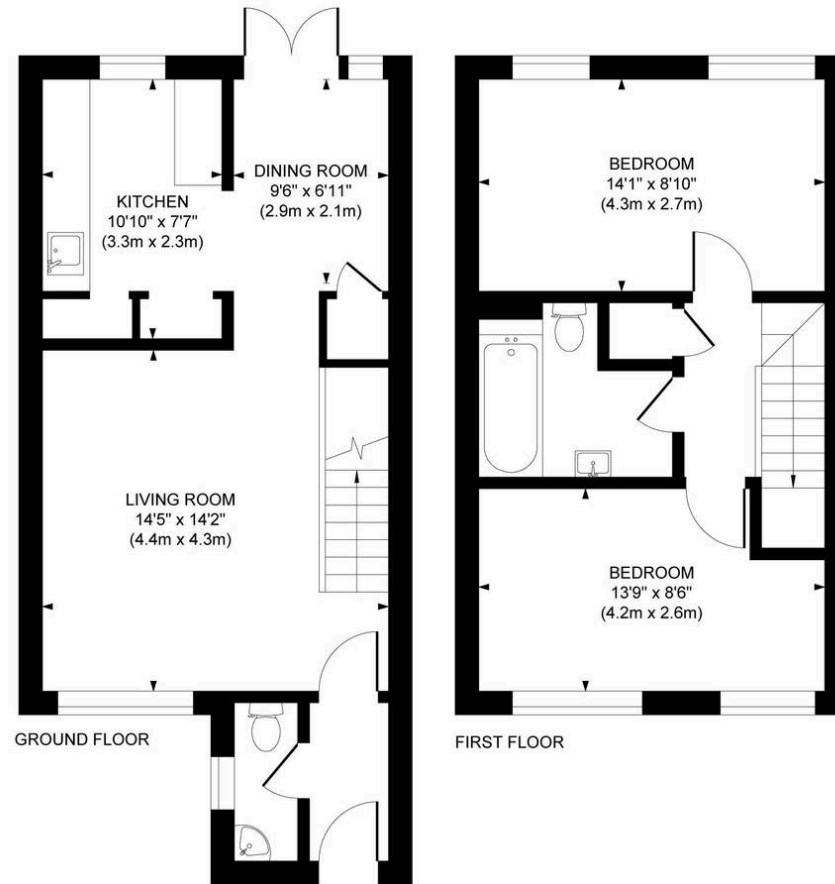
Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

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).



Approximate Gross Internal Area
775 sq. ft / 71.99 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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