



**MANSELL
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15 West View Cottages, Lewes Road, Lindfield, RH16 2LJ

Guide Price **£400,000 - £415,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A charming and updated Edwardian cottage situated within easy reach of village facilities with 3 Reception Rooms and 2 Double Bedrooms. SOUTH FACING GARDEN + NO CHAIN

- Front door - stairs to first floor
- **Dining Room** carpet, window shutters and feature fireplace
- **Sitting Room** carpet, storage, double doors to garden and wood burner
- **Kitchen** re-fitted with a range of white units and integrated appliances
- **Reception Room** - ideal Breakfast Room or Home Study (cupboard housing boiler)
- **Bedroom 1** with built-in wardrobe
- **Bedroom 2** plus hatch to loft space
- **Bathroom** re-fitted with a white suite
- Gas fired central heating to radiators
- Double glazed windows
- **Front Garden** - ideal for bins and wood store + mature hedging
- An enclosed 37' **South Facing Garden** patio, pebble, timber fencing and rear gate
- Short walk of village Common + picturesque tree-lined High Street



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EPC rating: D and Council Tax Band: D

LOCATION

The Lewes Road runs alongside the village common 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 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 M25.

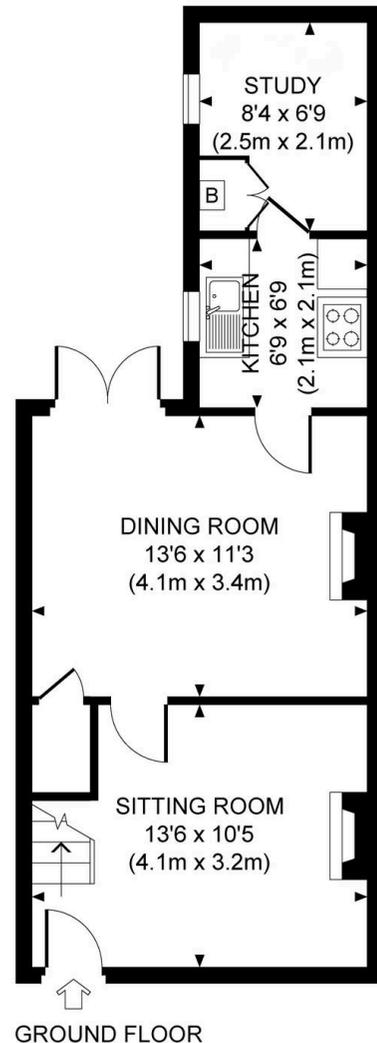
SCHOOLS

Lindfield Primary (0.5 miles) Blackthorns Primary (1.2 miles) and Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3 miles).

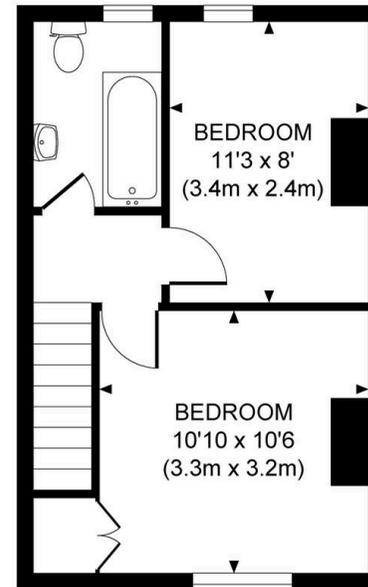
STATION

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





Approximate Gross Internal Area
677 sq ft / 62.9 sq m



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