

## 3 Hawthorn Lane, Lindfield, West Sussex, RH16 2GN

**\*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** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Modern **Kitchen / Breakfast Room** with a fitted range of units and integrated appliances
- Open plan **Sitting / Dining Room** with double doors onto the garden
- **First Floor** – landing, loft hatch and linen cupboard
- **3 Bedrooms**
- **Bedroom 1** with **En-Suite Shower Room** modern white suite
- Separate modern white **Family Bathroom**
- Gas fired central heating to radiators
- Double glazed windows
- **Private Driveway** for 2 vehicles
- Detached **Garage** (part converted into front storage + **Home Office/Gym**)
- **Rear Garden** (34' deep max x 31' wide) improved with new side and rear paved patios, shaped lawn, timber fencing + side gate
- Walking distance of the village Common, picturesque tree-lined High Street and local schooling





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EPC Rating B and Council Tax Band: D

## LOCATION

Hawthorn Lane is tucked away off Blackberry Drive which is situated just off Gravelly 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.

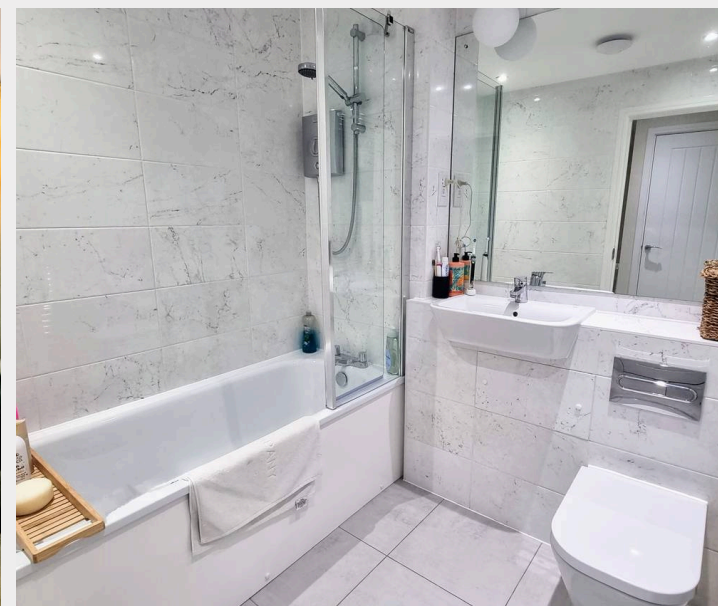
## SCHOOLS

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).

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## 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 )**

## Mansell McTaggart Estate Agents

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