



**MANSELL
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20 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

Guide Price £550,000 Freehold



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An extended and tucked away modern semi-detached village home spanning 3 floors (1,506 sq ft) originally built in 2015 by Barratt Homes in the Heathwood Park Development.

Now with 4 Bedrooms, 3 Bath/Shower Rooms. OFF ROAD PARKING & CARPORT

- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC**
- Modern **Kitchen / Breakfast Room** with fitted appliances
- Open plan double aspect **Sitting / Dining Room** + side bay window + double doors to garden
- **First Floor** - landing and airing cupboard
- **3 Bedrooms**
- **Bedroom 2** with **En-Suite Shower Room**
- Modern white **Family Bathroom**
- The addition of the **Top Floor** has created a wonderful **Principle Suite** + **Dressing Room** + **En-Suite Shower Room**
- 35' x 30' private **Rear Garden**
- **2 Allocated Parking Spaces** to the rear + 19'10 x 9'3 **Carport**
- Walking distance to village High Street + local schooling + Snowdrop Inn pub
- Gas fired central heating to radiators + double glazed windows
- Estate Charge : £397.00 pa (2024)



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EPC Rating: B and Council Tax Band: E

LOCATION

Speedwell Drive is situated in the tucked away position in the early phase of this development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond and common. 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

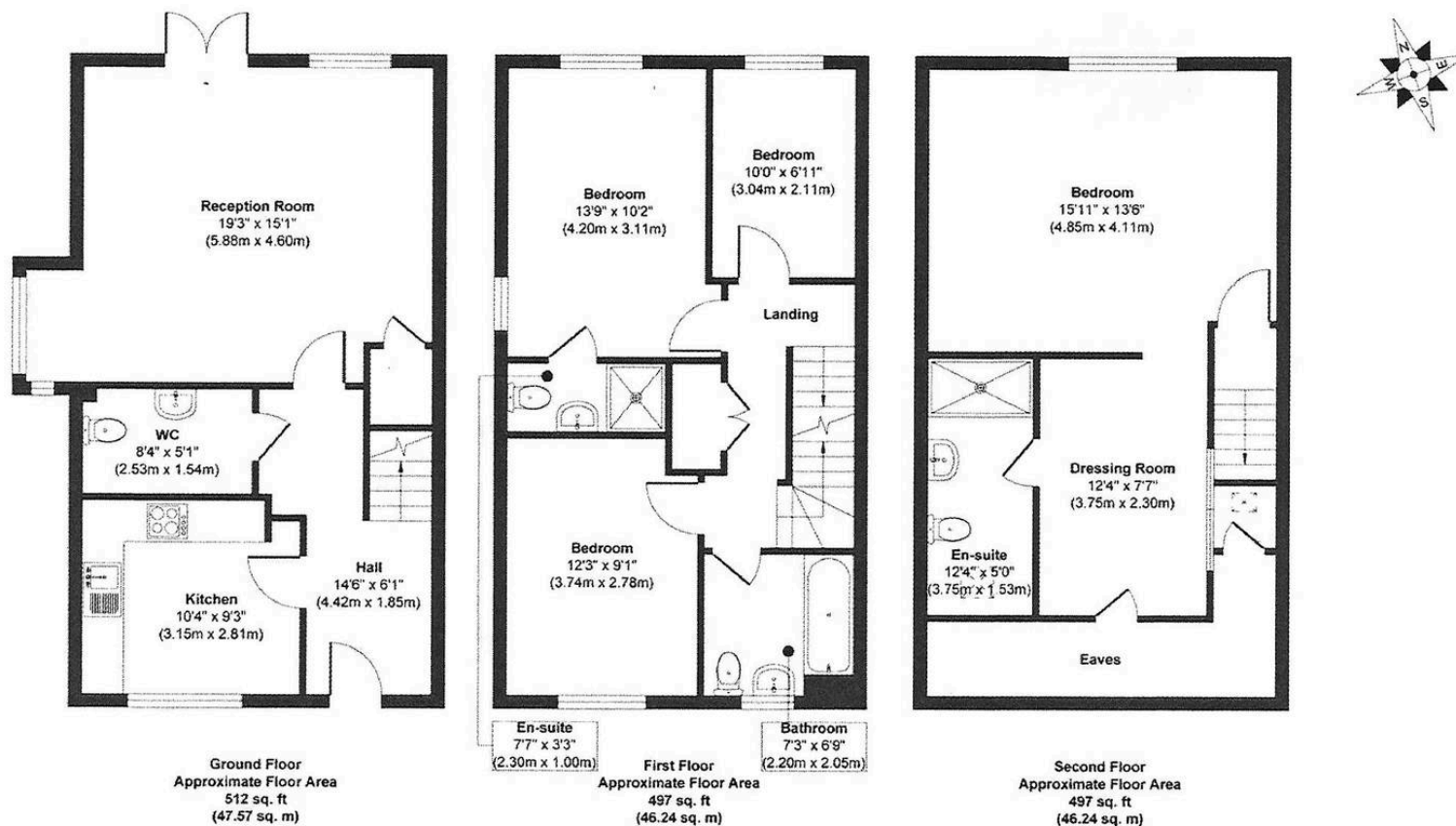
Lindfield Primary School (1.3 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.9 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.9 miles).

STATION

Haywards Heath mainline railway station (1.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approx. Gross Internal Floor Area 1506 sq. ft / 140.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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