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23 Portsmouth Wood Close, Lindfield, RH16 2DQ

Guide Price **£735,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A wonderful 4 Bedroom, 2 Bath/Shower detached village family home situated in a tucked away no through road on the popular Western side of Lindfield

Excellent order throughout with lots of potential for extension (STPP) + Private Driveway + attached Double Garage

- **Entrance Hall** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Generous **Sitting Room** with doors to garden
Separate family **Dining Room**
- Re-fitted **Kitchen** with AEG appliances and breakfast bar
- Adjoining **Utility Room** with space for domestic appliances, Vaillant gas boiler plus side door
- **First Floor** - landing with loft hatch (ladder, lighting, part boarded) plus airing cupboard
- **4 Bedrooms** (3 Doubles + 1 Single)
- **Bedroom 1** with extensive fitted wardrobes
- **En-Suite Shower Room** modern white suite
- Separate **Family Bathroom** white suite, enclosed bath, low level WC and wash basin
- Block paved 30' **Private Driveway**
- 16'9 x 17'9 **Double Garage** electric roller doors
- **Front Garden** lawned garden plus gate to rear
- 40' x 53' **West Facing Rear Garden** laid to patio, lawn and timber decking
- Walking distance to the village High Street, local schooling + Haywards Heath mainline railway station



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EPC Rating : D and Council Tax Band : F

LOCATION - This property occupies a pleasant position in one of the area's most highly sought after roads on the western side of Lindfield and is conveniently placed for all village facilities. Lindfield has numerous sports clubs, leisure groups including the long established Bonfire Society.

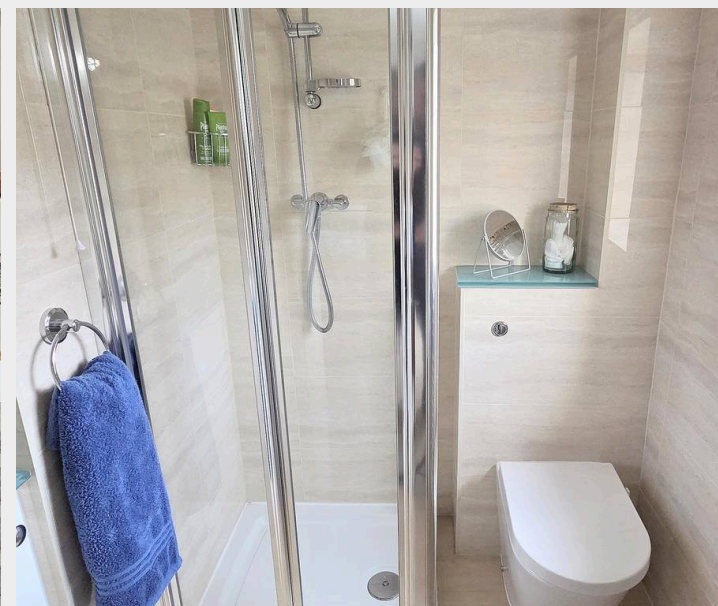
STATION - The property is just over 1 mile distant of Haywards Heath mainline railway station which offers fast commuter links to London, Gatwick and Brighton.

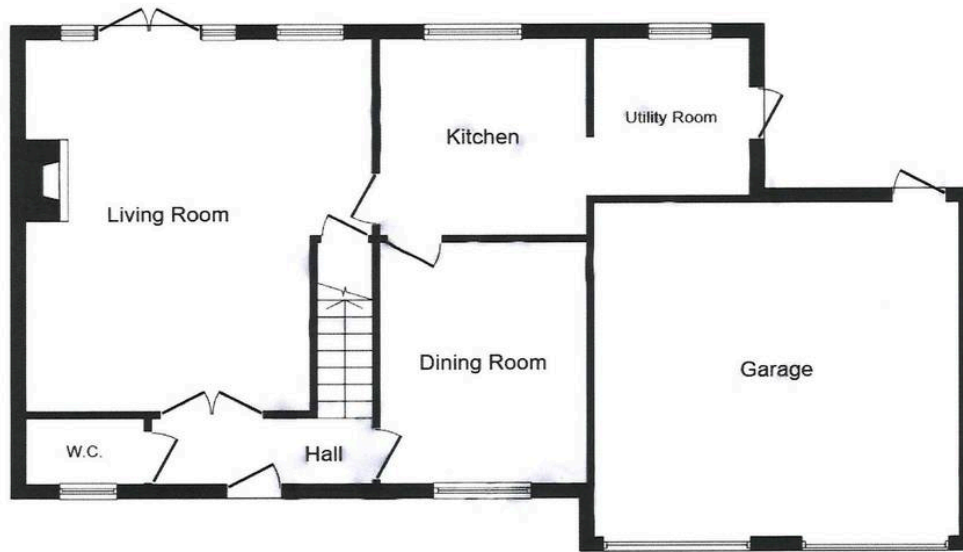
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary (1.1 miles), Blackthorns Primary (1.2 miles), Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (2.3 miles), Ardingly College (2 miles) and Burgess Hill School for Girls (6.7 miles).

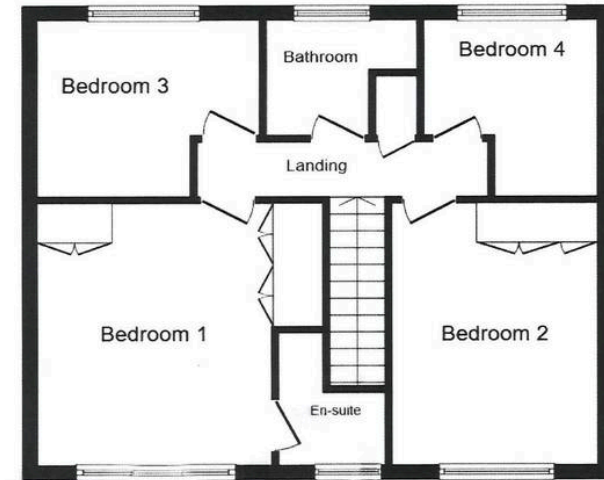
STATION - Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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Ground Floor



First Floor

Total floor area 143.9 sq.m. (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

LIVING ROOM: 19'1 max x 16'5 max

DINING ROOM: 12'2 x 9'8

KITCHEN: 9'8 x 9'7

UTILITY: 7'4 x 7'8

BEDROOM 1: 12'9 x 11'2

BEDROOM 2: 12'9 max x 10'0

BEDROOM 3: 10'5 x 9'0

BEDROOM: 4 9'0 x 8'6

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