





14 East Wick, Lindfield, West Sussex, RH16 2TH

PLEASE WATCH VIEWING VIDEO

An updated and well presented 2 Double Bedroom semi-detached house built by Berkeley Homes in 1990. Tucked away no through road location close to Lindfield Common, Schooling and High Street

- Good size Reception Hall stairs to first floor
- Ground floor Cloakroom/WC fitted white suite
- Kitchen re-fitted in 2020 with a range of units at eye and base level, generous workspace, electric oven, Bosch induction hob plus space for appliances
- Sitting Room deep storage cupboard
- Conservatory glass roof, heater and sliding doors to garden
- First Floor – landing with airing cupboard (Baxi boiler + shelving) and loft hatch
- 2 Double Bedrooms both with built-in wardrobes
- Bathroom fitted white suite, enclosed bath, shower unit, screen, low level WC, wash basin and radiator
- 2 Allocated Parking Spaces (x1 Front + x1 Rear)
- L-shaped Side and Rear Gardens (45' max deep x 22' max wide) Easily maintained laid to paving and gravel plus timber fencing, shed and side gate
- The picturesque tree-lined High Street with numerous shops, boutiques, cafes, restaurants and landmark pond is all within a 10 minute level walk

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EPC Rating: D and Council Tax Band: C

LOCATION – East Wick is a popular cul-de-sac located off Noah's Ark Lane on the South Eastern side of the village made up of properties of similar style and size. The picturesque tree-lined High Street with numerous shops, boutiques, cafes, restaurants and landmark pond is all within a 10 minute level walk. A little closer is the Common which holds events throughout the year. The village is surrounded by glorious countryside interspersed with footpaths and bridleways linking with neighbouring districts and villages. Neighbouring Haywards Heath has a comprehensive range of shops, stores, restaurants, cafes and bars, a leisure centre and railway station.

BY ROAD – Access to the major surrounding areas can be gained via the A272, the B2028 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 8.5 miles to the north at Maidenbower (Junction 10a).

Distances (approx in miles on foot) Lindfield High Street (0.35) Haywards Heath town centre (2)

STATION – Haywards Heath railway station (1.5 miles) providing fast commuter links to London (Victoria/London Bridge 47mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).





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