



11 Beckworth Close, Lindfield, West Sussex, RH16 2EJ

Guide Price £850,000 Freehold

Mansell McTaggart Lindfield



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HIGHLY SOUGHT AFTER LOCATION

A beautiful 3 Bedroom detached village home situated in a highly sought after private road with 135' x 40' sunny South East facing Rear Garden and 75' Driveway plus Garage

- Entrance Canopy and front door
- **Reception Hall** side window and stairs to first floor
- **Cloakroom/WC** fitted with a white suite
- Extended **Kitchen / Breakfast Room** with fitted soft close units, 4-ring gas hob, oven/grill, microwave, space for tall fridge freezer, Utility and Boiler cupboards, rear window, side door plus space for table and chairs
- Bay fronted double aspect **Sitting Room** with extensive book shelving
- **Dining Room** with herringbone wood flooring plus adjoining **Conservatory** double doors to garden
- **First Floor: 3 Bedrooms** (2 Doubles + 1 Single) Bed 3 is current set up as a useful home office
- **Family Bath / Shower Room** re-fitted white suite, enclosed bath, shower cubicle, low level WC, wash basin, cupboard, LED mirror, heated towel rail, tiled walls and floor
- **Excellent Potential** for further enlargement, if required (STPP)
- Double glazed windows and gas fired central heating to radiators
- A mature and colourful **135' x 40' sunny South East facing Rear Garden** with elevated patio, shaped lawns, shed, greenhouse, seating area and apple tree



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EPC Rating: C and Council Tax Band: F

- 38' x 38' Frontage laid to lawn with 75' Private Driveway for several vehicles + detached Garage
- Walking distance to the picturesque High Street, Schools, Pond + mainline railway station

LOCATION

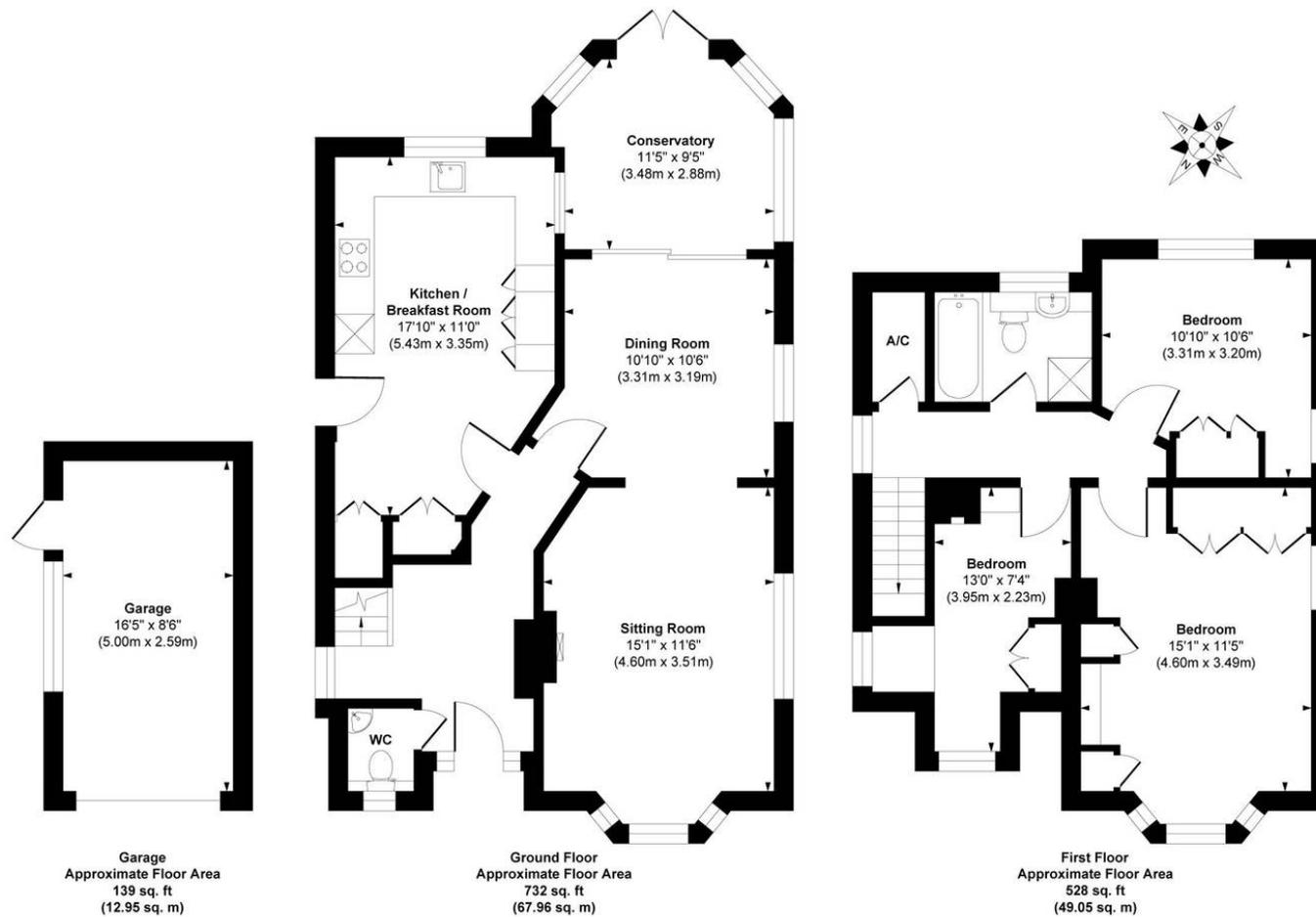
This property occupies a pleasant tucked away position in one of the areas most highly regarded cul-de-sacs convenient for all village facilities. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. 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 Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.4 miles), Blackthorns Primary School (0.6 miles), Oathall Community College Secondary school (0.4 miles). The local area is well served by several independent schools including: Great Walstead (1.9 miles) and Ardingly College (3.1 miles).

STATION - Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Floor Area 1399 sq. ft / 129.96 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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