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23 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LU

Guide Price £385,000 Freehold



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PLEASE WATCH VIEWING VIDEO

Situated in the heart of Lindfield Village just a stones throw from the common and within walking distance of the beautiful High Street.

A wonderful tucked away home that is well presented throughout. NO CHAIN

ENTRANCE PORCH A useful porch with window and area for coats and shoes.

SITTING ROOM A lovely bright room with large window overlooking long lawned front garden, spacious alcove under the stairs.

KITCHEN / DINING ROOM Fitted range of shaker style wall and base units, integrated appliances with built-in oven, newly replaced AEG electric hob (2024), extractor, storage cupboard, Dining Area with sliding doors onto the garden.

FIRST FLOOR landing access to loft (housing boiler)

BEDROOM 1 double bedroom, 2 rear windows

BEDROOM 2 double bedroom, 2 front windows

BATHROOM re-fitted white suite, panelled bath, shower attachment, screen, low level WC and wash basin

35' FRONT GARDEN - lawn, flowers and shrubs plus seating area

30' REAR GARDEN - landscaped and sunny garden with timber fencing and back gate

GARAGE in a nearby block, up and over door



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EPC Rating: C and Council Tax band: C

LOCATION

This property is situated in a tucked away position within this residential no through road just off the Lewes Road. The picturesque High Street is close by 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

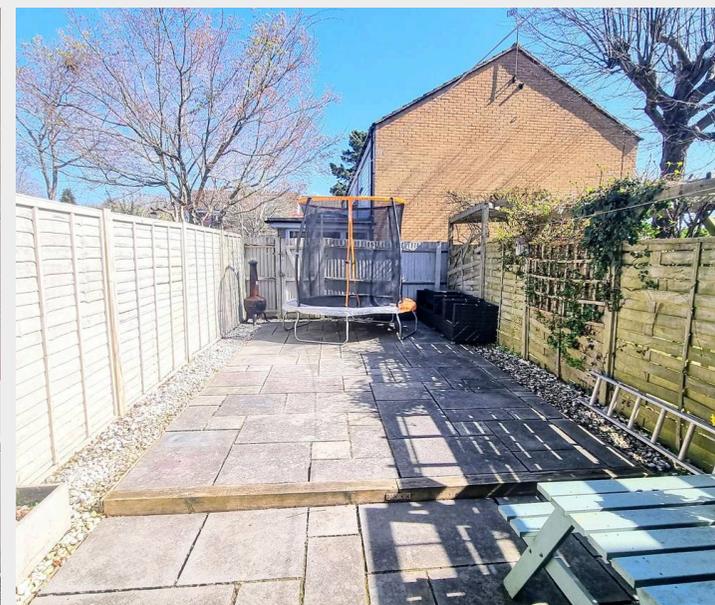
Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS

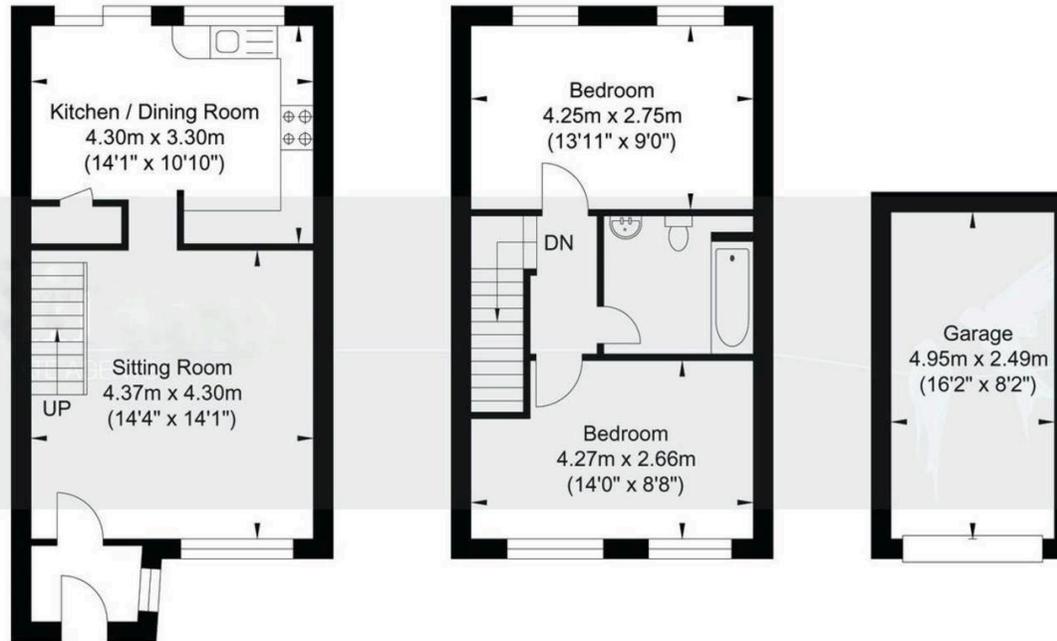
Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). Several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

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).



Noahs Ark Lane, Lindfield



Ground Floor
Approximate Floor Area
376.73 sq ft
(35.0 sq m)

First Floor
Approximate Floor Area
335.20 sq ft
(33.0 sq m)

Garage
Approximate Floor Area
132.71 sq ft
(12.33 sq m)

Approximate Gross Internal Area = 80.33 sq m / 864.664 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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