



**MANSELL
McTAGGART**
Trusted since 1947



3 Hawthorn Lane, Lindfield, West Sussex, RH16 2GN

Guide Price **£500,000 – £520,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

**An improved 3 Bedroom, 2 Bath/Shower Room
modern semi-detached village home built by
Taylor Wimpey Homes in 2021 and is presented
in 1st Class order**

- **Entrance Hall** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Modern **Kitchen / Breakfast Room** with a fitted range of units and integrated appliances
- Open plan **Sitting / Dining Room** with double doors onto the garden
- **First Floor** – landing, loft hatch and linen cupboard
- **3 Bedrooms**
- **Bedroom 1** with **En-Suite Shower Room**
modern white suite
- Separate modern white **Family Bathroom**
- Gas fired central heating to radiators
- Double glazed windows
- **Private Driveway** for 2 vehicles
- Detached **Garage** (part converted into front storage + **Home Office/Gym**)
- **Rear Garden** (34' deep max x 31' wide)
improved with new side and rear paved patios,
shaped lawn, timber fencing + side gate
- Walking distance of the village Common,
picturesque tree-lined High Street and local
schooling



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EPC Rating B and Council Tax Band: D

LOCATION

Hawthorn Lane is tucked away off Blackberry Drive which is situated just off Gravelly Lane on the Eastern village outskirts with the picturesque tree-lined High Street only 0.7 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical 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 with Gatwick Airport and the M25.

SCHOOLS

Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 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).

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Taylor Wimpey – Lindfield Meadows

‘THE BENFORD A’ Design TOTAL 83.9 sq. m. / 904 sq. ft.



Kitchen 3.43m × 2.57m 11'3" × 8'5"

Master Bedroom 3.71m × 3.11m 12'2" × 10'3"

Bedroom 3 3.35m × 2.44m *max* 11'0" × 8'0" *max*



Living/Dining area 4.77m × 3.72m 15'8" × 12'3"

Bedroom 2 3.55m × 2.24m *max* 11'8" × 7'4" *max*

(THIS FLOORPLAN IS HANDED)

Mansell McTaggart Estate Agents

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