





## 15 Linden Grove, Lindfield, West Sussex, RH16 2EE

**\*PLEASE WATCH VIEWING VIDEO\***

**A tucked away and well presented 3 Double  
Bedroom End of Terrace village home + Private  
Driveway for 2 vehicles + Garage**

- **Entrance Hall** fibre broadband connection
- Ground floor **Cloakroom/WC** fitted white suite
- **Kitchen** with a range of attractive units at eye and base level + domestic appliances and storage cupboard
- Full width open plan L-shaped **Sitting / Dining Room** with corner 'Stiltz' lift to first floor
- Adjoining **Garden Room** with windows and double doors to garden
- **First Floor** - landing, storage, loft hatch + doors to front **Sun Balcony**
- **3 Bedrooms** (all with built-in wardrobes)
- Separate **Family Shower Room** re-fitted with a modern white suite
- Gas fired central heating to radiators
- uPVC double glazed windows
- Fibre broadband
- Private and enclosed 26' x 26' **South East Facing Rear Garden** with paved patio, plants, shrubs, timber fencing plus rear and side gated access
- **Superb location** only a short walk of the village Common, High Street and highly regarded Schooling

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**EPC Rating: C and Council Tax Band: E**

**LOCATION** - The property is situated in a tucked away cul-de-sac in a highly desirable part of the village just to the South of the High Street, Pond and Common.

**SCHOOLS** - The property is within a short walk of Lindfield's two highly regarded Primary Schools and Oathall Community College (Secondary School). The local area is also well served by some excellent independent schools including Great Walstead and Ardingly College.

- **Lindfield** is surrounded by some of the county's most beautiful countryside which is interspersed with footpaths and bridleways which link to the neighbouring districts and the River Ouse. The village has numerous sports clubs and leisure groups.

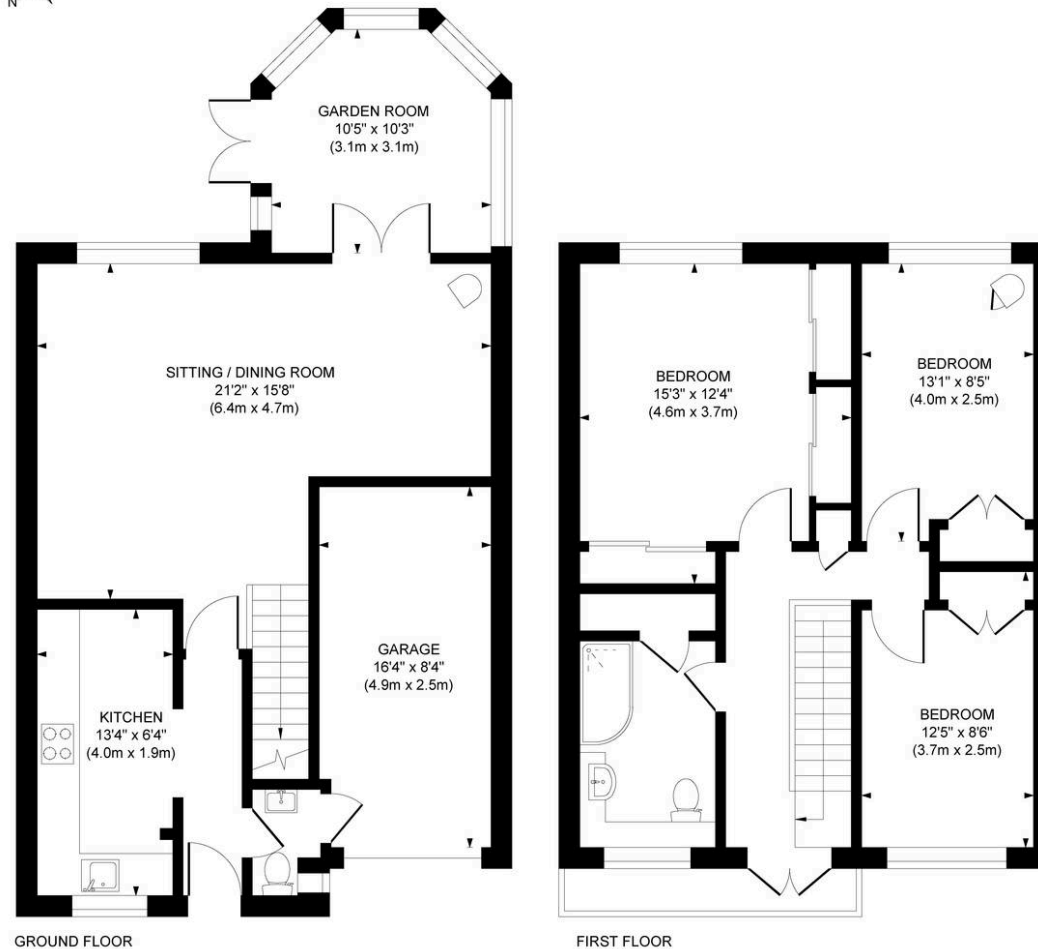
- Neighbouring **Haywards Heath** has an extensive shopping centre, restaurants, cafes and bars plus a Sixth Form College, Leisure Centre and mainline **Railway Station** which offers commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

**BY ROAD** - Access to the major surrounding areas can be gained via the B2028, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

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Approximate Gross Internal Area  
1287 sq. ft / 119.52 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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