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233 The Welkin, Lindfield, West Sussex, RH16 2PN

Guide Price £525,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A delightful Georgian style terrace family home extended and refurbished to a high standard in recent years. 4 Bedrooms, 2 Bath/Shower Rooms spanning 3 floors + stunning rear COUNTRYSIDE VIEWS

- **Entrance Hall** stairs to first floor
- Bay fronted **Sitting Room**
- Generous open plan **Kitchen / Dining / Family Room** fitted range of units, granite worksurfaces, space for appliances, breakfast bar, space for table and chairs, Oak flooring, Velux windows + folding doors to garden
- **First Floor** landing with airing cupboard
- **2 Double Bedrooms**
- **Bedroom 4** / optional Study
- **Family Bathroom** re-fitted with a white suite, shaped bath, low level WC and wash basin
- **Top Floor** double aspect **Principle Bedroom** built-in storage
- **En-Suite Shower Room** fitted modern white suite, shower enclosure, low level WC and wash basin
- 26' x 18' **Rear Garden** landscaped, flower beds, fencing, rear gate + stunning views
- Lawned **Front Garden** overlooking the Green
- Gas fired central heating to radiators
- uPVC double glazed windows
- **Garage** in nearby block + space to park
- Walking distance to the picturesque village High Street



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EPC Rating: C and Council Tax Band: E

LOCATION - The property is within walking distance of the picturesque village High Street and mainline railway station. There is also a bus stop at the bottom of the road. The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its 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 A/M23 linking with Gatwick Airport and the M25.

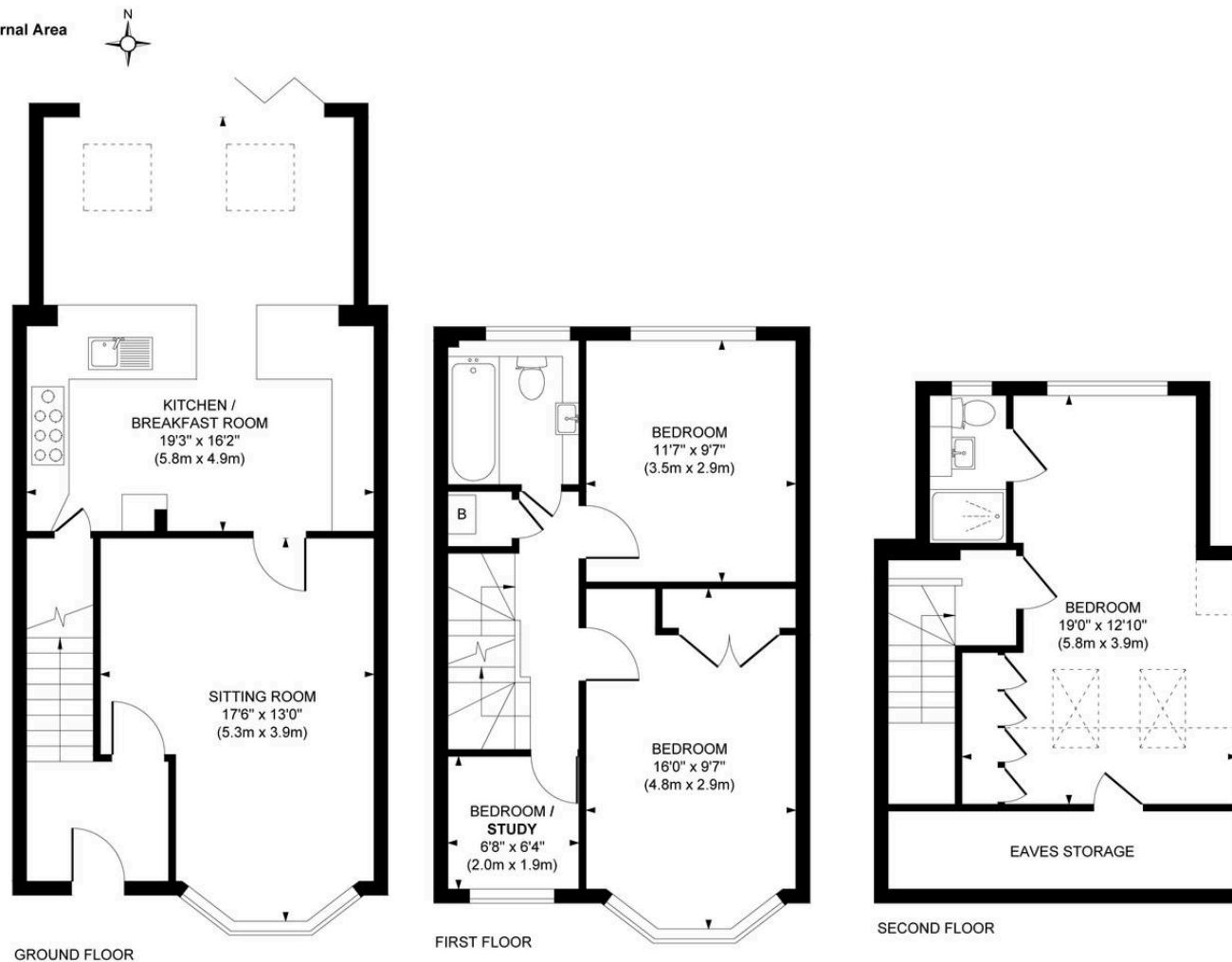
SCHOOLS - Lindfield Primary (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) and Ardingly College (2.2 miles).

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

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Approximate Gross Internal Area
1341 sq. ft / 124.61 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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