



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



**41 Brookway, Lindfield, West Sussex, RH16 2BP**

**Guide Price £435,000 Freehold**





## 41 Brookway, Lindfield, West Sussex, RH16 2BP

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

A well presented and updated 3 bedroom end of terrace family property situated at the top end of this sought after private road. WEST FACING  
Rear Garden + NO CHAIN

The property provides re-fitted carpets, uPVC double glazed windows / external doors, cavity wall insulation, gas central heating to radiators, Worcester gas boiler, 2010), 11'9 x 7'8 timber workshop / studio and Garage.

- **Entrance Hall** stairs to first floor
- Generous open plan double aspect **Sitting / Dining Room** fireplace, radiators + sliding patio doors to garden
- **Kitchen** re-fitted with range of units at eye and base level, integrated oven/grill, 4-ring gas hob, fridge, freezer, sink unit + door to garden.
- **First Floor** landing, hatch to loft space (insulation / ladder / light / power).
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Family Bathroom** re-fitted modern white / grey suite, shaped bath, shower unit, screen, attachment, drench shower head, low level WC, wash basin, cabinet, heated towel rail.
- 32' lawned **Front Garden** gated side access.
- 65' x 21' max **West Facing Rear Garden** paved patio, shaped lawn, pebbled area, raised timber decking, colourful flower beds, timber workshop / studio (power and lighting).
- **Single Garage** in nearby block (3rd on the left).



## 41 Brookway, Lindfield, West Sussex, RH16 2BP

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

**Estate Charge: from 2026 £44.00 pcm**

**LOCATION** - Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is within a 5 - 8 minute walk offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants plus landmark Pond and a Common which holds events throughout the year.

**SCHOOLS** - Well represented throughout the area. Blackthorns Primary (0.8 miles) Lindfield Primary (0.7 miles) Oathall Community College (0.7 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (2.4 miles).

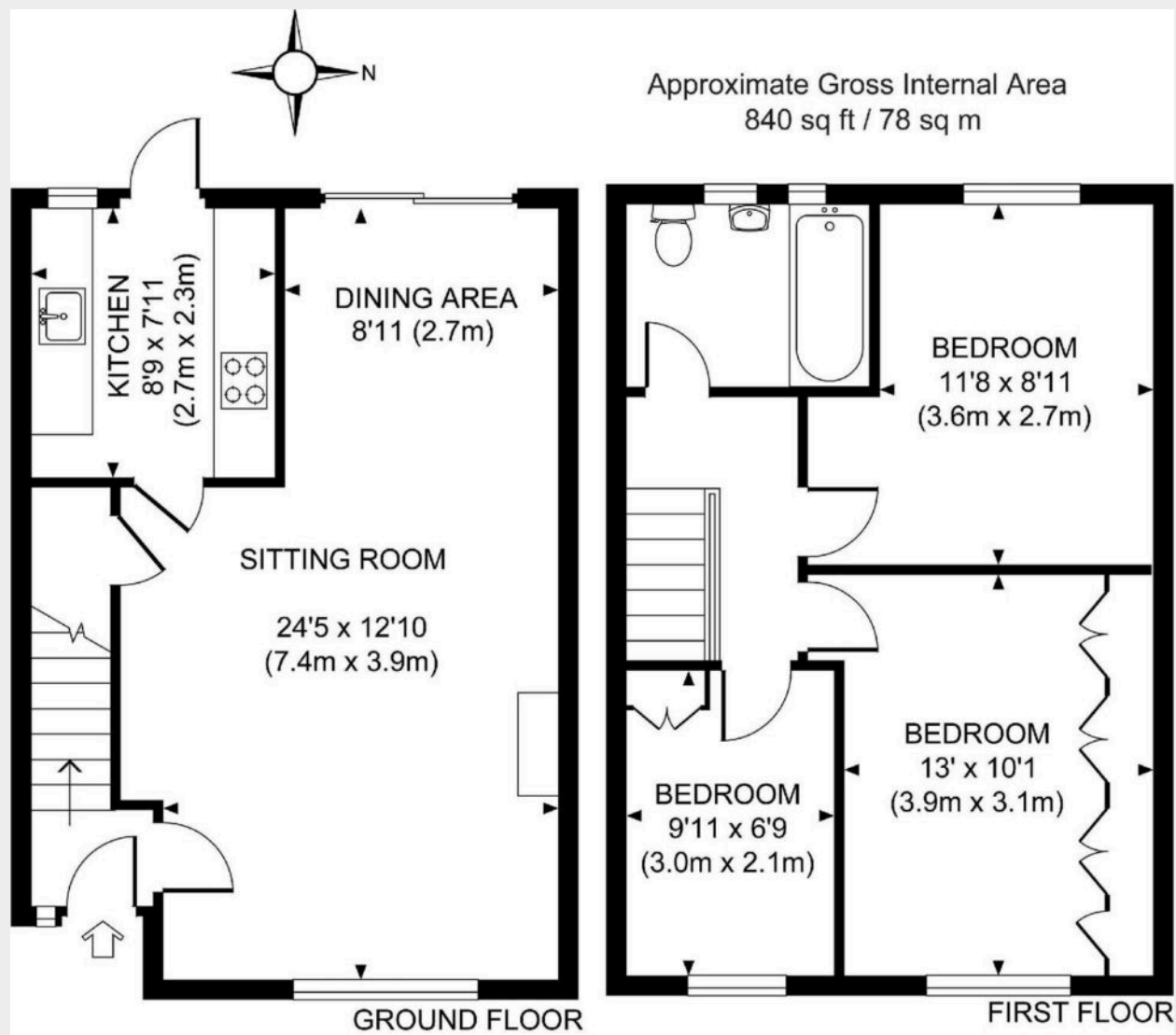
**STATION** - Haywards Heath mainline railway station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

**BUS** - A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts and railway station.

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.