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**51 Backwoods Lane, Lindfield, West Sussex, RH16 2EL**

**Guide Price £765,000 Freehold**



## 51 Backwoods Lane, Lindfield, West Sussex, RH16 2EL

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

**A charming 1950s 4 Bedroom semi-detached village family home spanning 3 floors + generous Rear Garden + Driveway for several vehicles + Garage. NO CHAIN**

- **Entrance Hall** storage and stairs to first floor
- Ground floor **Cloakroom/WC** white suite
- Bay fronted **Sitting Room** space and connections for gas or electric fire
- Separate **Dining Room** with doors to garden
- **Kitchen** fitted with a range of units and wall mounted gas fired 'Glow Worm' boiler + door to garden
- **First Floor** - landing, linen cupboard and stairs to top floor
- **3 Bedrooms** (all with built-in cupboards)
- **Family Bathroom** fitted white suite, enclosed bath wash basin
- Separate **Cloakroom/WC** white suite
- **Top Floor Bedroom** built-in wardrobes, eave storage and wash basin
- Gas fired central heating to radiators + double glazed windows
- **Excellent potential to extend / update** to create your own home (STPP)
- 30' x 33' **Frontage** with L-shaped block paved **Private Driveway**
- Sunny 118' x 29' **South East Facing Rear Garden** laid to patio and lawns
- **Highly popular and convenient location**



# 51 Backwoods Lane, Lindfield, West Sussex, RH16 2EL

EPC Rating: C and Council Tax Band: E

**LOCATION** - The property is situated in this desirable part of the village just to the South of the High Street, Pond and Common and the village is surrounded by some beautiful countryside. The village has numerous sports clubs and leisure groups plus neighbouring Haywards Heath has an extensive shopping centre, restaurants, cafes and bars. The town also has a Sixth Form College and leisure centre.

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

**SCHOOLS** - The property is ideally placed within a short walk of Lindfield's two highly regarded primary schools and Oathall Community College (secondary school). The area is also well served by independent schools including: Great Walstead, Cumnor House, Ardingly College and Burgess Hill School for Girls.

**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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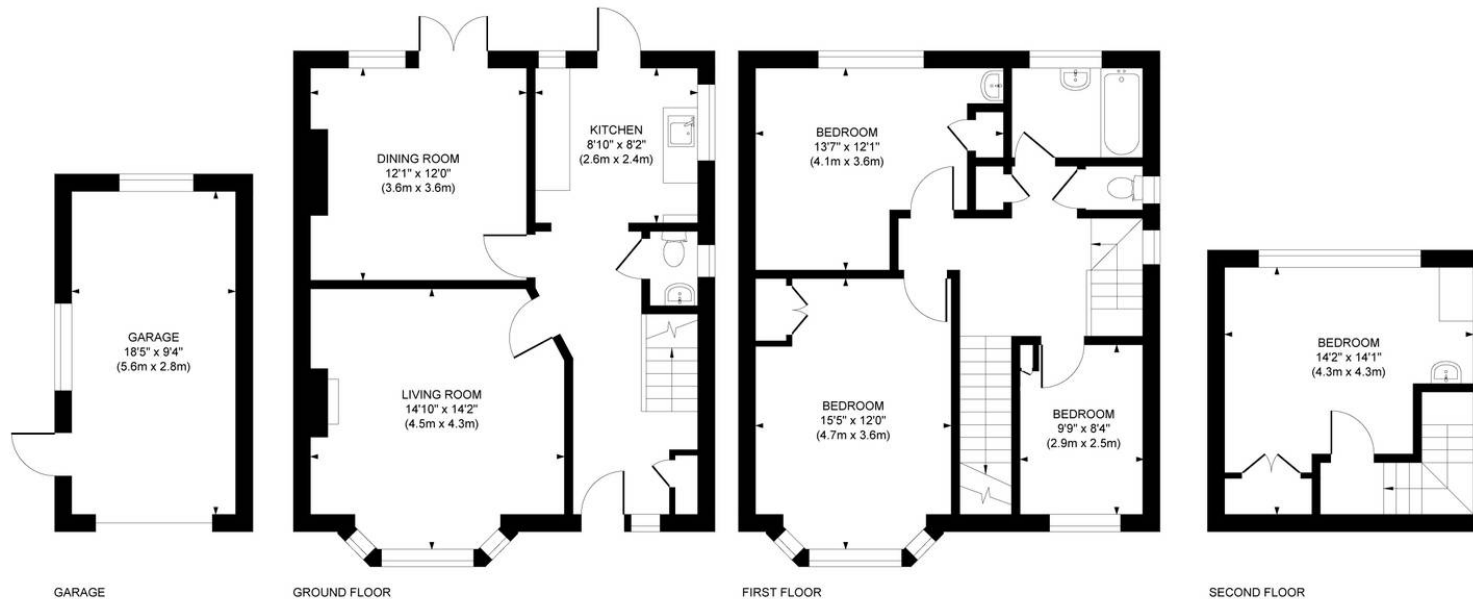


**Approximate Gross Internal Area**

Main House 1353 sq. ft / 125.71 sq. m

Garage 172 sq. ft / 16.01 sq. m

Total 1525 sq. ft / 141.73 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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