





38 Fieldway, Lindfield, West Sussex, RH16 2DD

Guide Price £385,000 Freehold







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## \*PLEASE WATCH VIEWING VIDEO\*

A well presented and tucked away 3 Bedroom mid-terrace village home situated in a sought after location

- Entrance Hall stairs to first floor
- Open plan Double aspect <u>Sitting / Dining</u> <u>Room</u> with gas fire and door to garden
- <u>Kitchen</u> re-fitted with a range of units and 'Neff' appliances + door to garden
- First Floor landing + loft hatch
- 3 Bedrooms (2 Doubles + 1 Single)
- Re-fitted <u>Family Shower Room</u> with modern white suite, walk-in shower, low level WC and wash basin
- Gas fired central heating to radiators
- uPVC double glazed windows
- Sunny <u>Front Garden</u> laid to lawn with colourful plants, flowers and shrubs
- Gated rear access into the 30' x 16' North West <u>Rear Garden</u> landscaped with flower beds and timber fencing
- Single **Garage** located behind
- Potential for extension, if required (STPP)
- Walking distance to all local facilities, schooling and mainline railway station

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EPC Rating: C and Council Tax Band: D

LOCATION - This property occupies a pleasant position in a highly regarded and sought after roads on the western side of Lindfield and is conveniently placed for all village facilities including the picturesque High Street which offers a traditional range of shops, stores, boutiques, churches, pond. common and historical period 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 (1 mile), Blackthorns Primary (1.1 mile), Oathall Community College (1.1mile). The local area is well served by several independent schools including: Great Walstead (2.1 miles) and Ardingly College (1.9 miles)

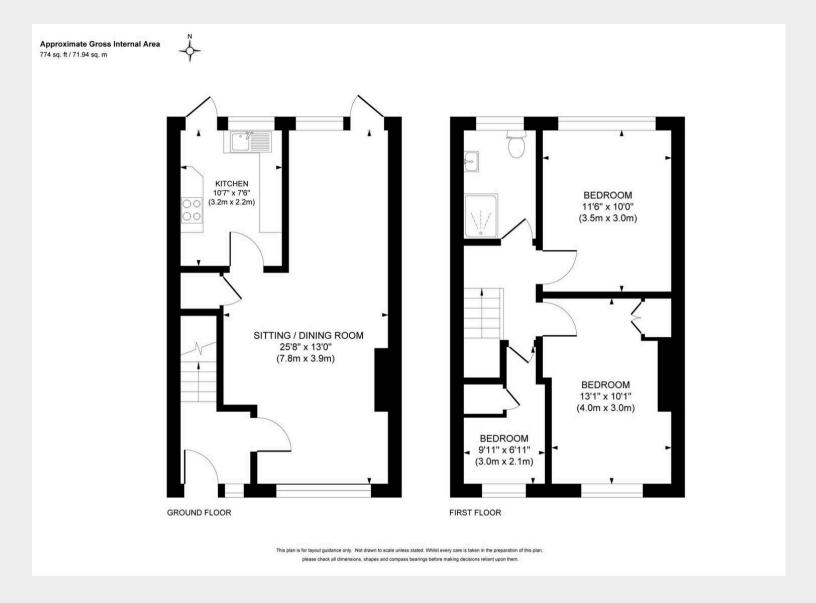
<u>STATION</u> - Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria/London Bridge47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).











## Mansell McTaggart Estate Agents

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