







## 16 Brookway, Lindfield, West Sussex, RH16 2BW

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

**A well presented 3 bedroom End of Terrace family home situated in a private no through road location close to village facilities. Excellent B2L / Investment purchase (Tenant in place)**

- **Entrance Hall** + stairs to first floor
- Double aspect front to back **Sitting / Dining Room** with patio doors onto the garden
- **Kitchen** re-fitted in 2021 with domestic appliances + garden access
- **3 First Floor Bedrooms** (2 Doubles + 1 Single)
- **Family Bathroom** re-fitted with a white suite
- Gas fired central heating to radiators (new boiler and some radiators in 2021)
- Double glazed windows
- Some new flooring in 2021
- Lawned **Front Garden**
- Gated side access into the 32' x 24' Private **West Facing Rear Garden**
- **Single Garage** in nearby block
- **Potential for Extension** if required and STPP
- **Brookway Estate Charge**: £44.00 pcm (from 2026)
- The property is ideally placed close to Hickmans Lane Recreation Ground, highly regarded local schools, village High Street, common, pond and Haywards Heath mainline railway station





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

**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.

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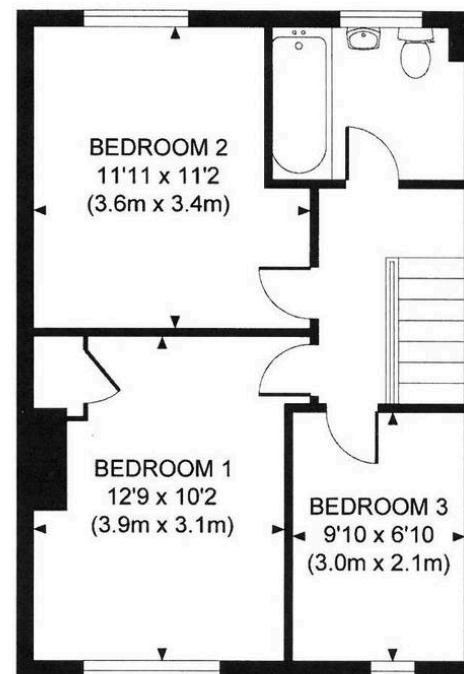




Approximate Gross Internal Area  
847 sq ft / 78.7 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Estate Agents

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