



**MANSELL  
McTAGGART**  
Trusted since 1947



**26 Brook Lane, Lindfield, West Sussex, RH16 1SG**

**Guide Price £1,250,000 Freehold**





## 26 Brook Lane, Lindfield, West Sussex, RH16 1SG

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

A tucked away 4 Bedroom detached village home with 4 Receptions, 2 Bath/Showers and is situated on a mature private plot. Brook Lane is a Private Road in an area of low density high value residential homes – **NO CHAIN**

- **MODERNISATION POTENTIAL** – An ideal opportunity to create your own home! Excellent Potential for alteration and/or enlargement, if required (STPP).
- **Reception Hall** storage and stairs to first floor
- Ground floor **Cloakroom/WC**
- Triple aspect **Sitting Room** with feature fireplace
- Adjoining separate **Dining Room**
- **Kitchen / Breakfast Room** fitted range of units and appliances, space for table and chairs
- Adjoining **Utility Room** space for appliances
- Separate **Multi-Purpose Reception Room** – currently Home Office – Ideal Family Room / Play Room / Gym
- **4 First Floor Bedrooms**
- **Bedroom 1** fitted wardrobes/vanity area
- **En-Suite Shower Room** fitted white suite
- Separate **Family Bathroom** fitted white suite
- Gas fired central heating + double glazing
- Mature **Front / Rear Gardens** with rolling lawns – approx **THIRD ACRE PLOT**
- **Private Driveway** for several vehicles
- Attached **Double Garage** with electric roller door





# 26 Brook Lane26 Brook Lane, Lindfield, West Sussex, RH16 1SG

EPC Rating: D and Council Tax Band: G

## LOCATION

The property is situated in one of Lindfield's most highly regarded locations, approx half a mile from Lindfield High Street. The village of Lindfield offers an extensive range of shops, stores, cafes, pubs and restaurants in the picturesque tree-lined High Street. Extensive open countryside is also close by.

## SCHOOLS

Lindfield benefits from 2 excellent Primary Schools (Lindfield / Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3 miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5 miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3 miles) and Ardingly College (1.9 miles)

## STATION

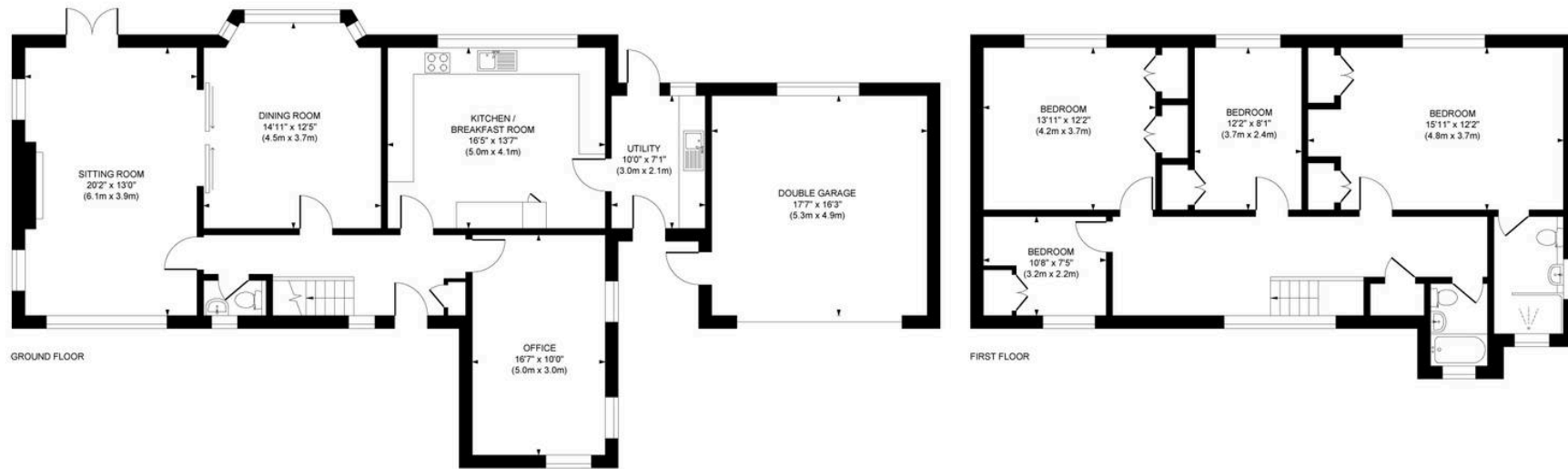
Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approx 47 minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





Approximate Gross Internal Area  
2256 sq. ft / 209.55 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

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.