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3 West View Cottages, Lewes Road, Lindfield, RH16 2LJ

Offers In Excess Of £400,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A charming and recently renovated 2 Bedroom terrace cottage overlooking Lindfield Common + VACANT POSSESSION + NO CHAIN

The property has been rented out for many years and the owners have recently improved the house with new Kitchen, Bathroom, flooring and decoration

- Double aspect **Sitting / Dining Room** + feature open fire
- **Kitchen** (completed October '25) re-fitted with a range of units, integrated appliances (fridge, freezer, oven, electric hob), part vaulted ceiling with Velux, washing machine/dryer, dishwasher, 'Worcester' gas boiler and door to garden
- **First Floor** – loft hatch
- **Bedroom 1** front window and new carpet
- **Bedroom 2** rear window and new carpet
- **Family Bathroom** re-fitted with a modern white suite, enclosed bath, low level WC, wash basin, heated towel rail, tiled walls / floor, opaque rear window
- **Outside** – An area of **Front Garden**
- 65' x 17' **South East Rear Garden** patio seating area, further paving, flower beds, timber fencing, shed and gated rear access
- Gas fired central heating to radiators (new Worcester boiler, 2021) + double glazing
- **Superb Location** walking distance of the picturesque High Street + highly regarded local schooling



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EPC Rating: D and Council Tax Band: D

LOCATION

The Lewes Road runs alongside the village common and is a short walk to local shops, stores, boutiques, churches, pond, common and historical properties. This property is pleasantly tucked away off the main road and sits directly opposite the Common. Lindfield has numerous sports clubs, leisure groups and societies including the Bonfire Society.

BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

SCHOOLS

Lindfield Primary (0.5 miles) Blackthorns Primary (1.2 miles) and Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3 miles).

STATION

Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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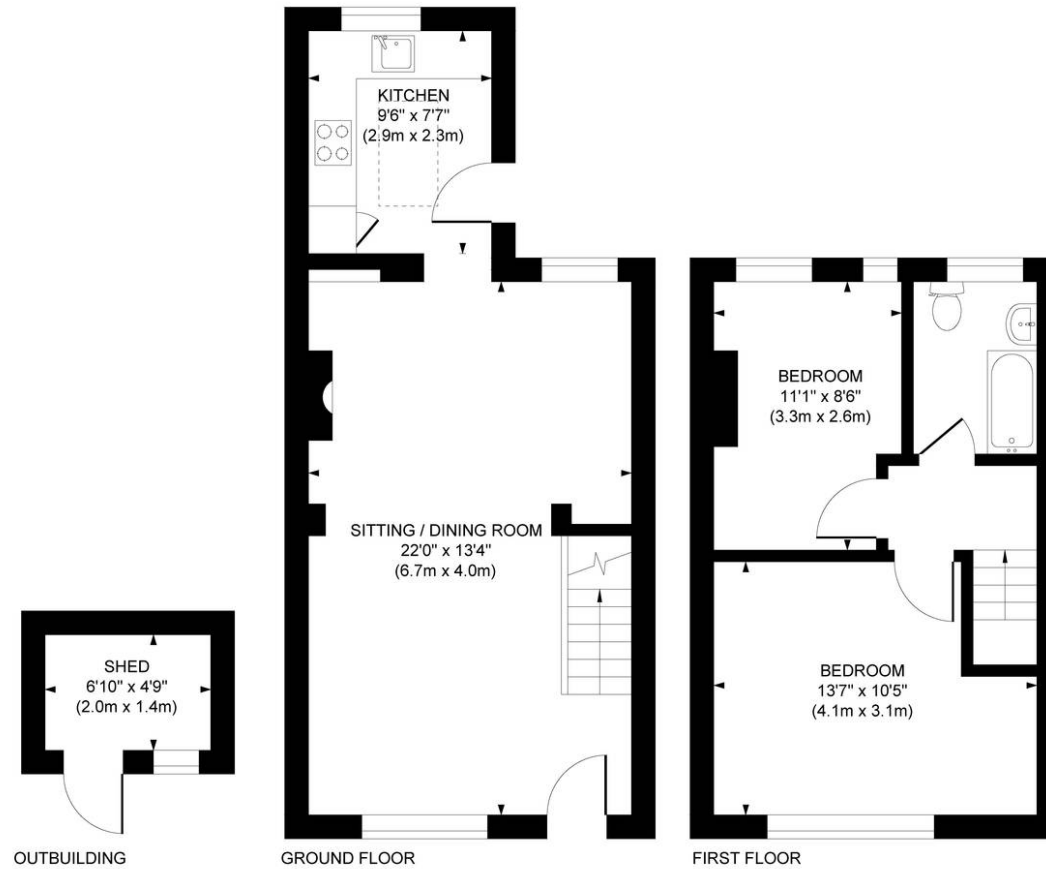


Approximate Gross Internal Area

Main House 663 sq. ft / 61.64 sq. m

Outbuildings 32 sq. ft / 3.01 sq. m

Total 696 sq. ft / 64.65 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.

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