







## 38 Fieldway, Lindfield, West Sussex, RH16 2DD

**\*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 **Sitting / Dining Room** with gas fire and door to garden
- **Kitchen** 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 **Family Shower Room** with modern white suite, walk-in shower, low level WC and wash basin
- Gas fired central heating to radiators
- uPVC double glazed windows
- Sunny **Front Garden** laid to lawn with colourful plants, flowers and shrubs
- Gated rear access into the 30' x 16' North West **Rear Garden** 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)

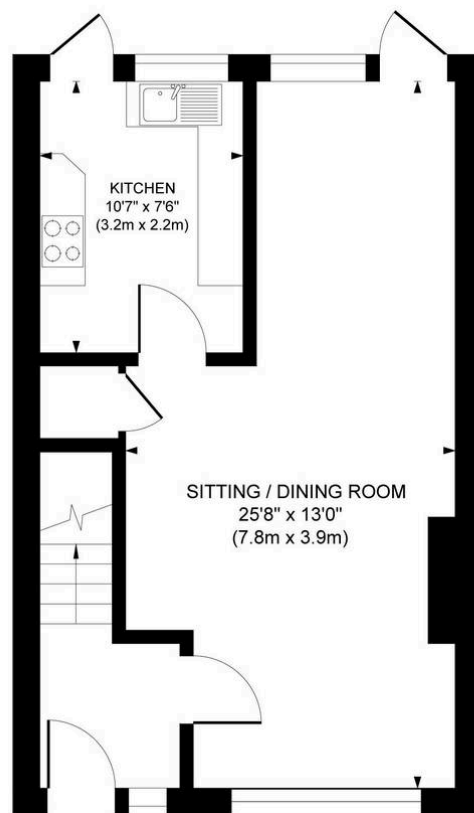
**STATION** - Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



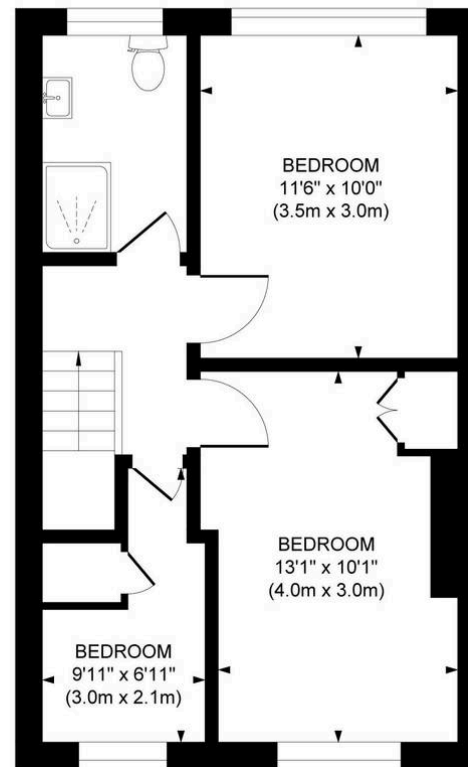
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Approximate Gross Internal Area  
774 sq. ft / 71.94 sq. m



GROUND FLOOR



FIRST FLOOR

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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