



**MANSELL
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28A Backwoods Lane, Lindfield, West Sussex, RH16 2ED

Guide Price £750,000 Freehold

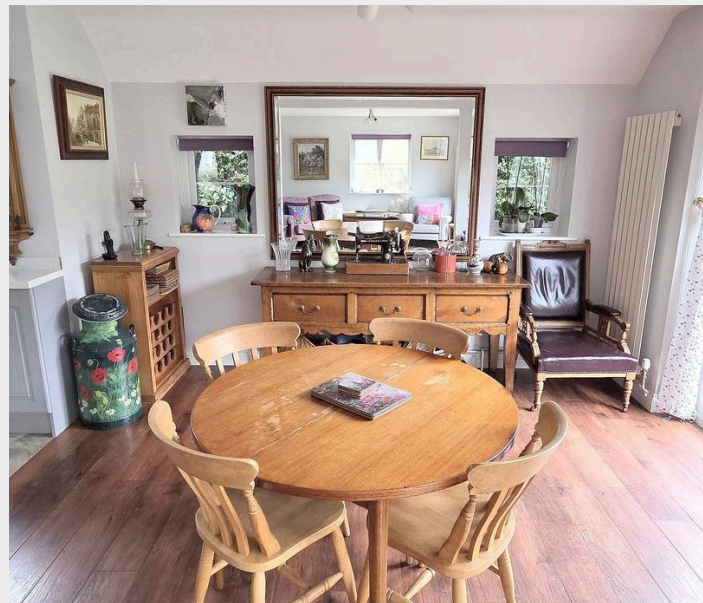


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PLEASE WATCH VIEWING VIDEO

A highly flexible 3 Bedrooms, 2 Bath/showers + Study detached chalet village home situated within a short walk of the village Common and picturesque High Street. NO CHAIN

- **Reception Hall** stairs to first floor and storage
- Ground floor **Cloakroom / Shower Room** re-fitted white suite, tiled cubicle, low level WC and wash basin
- **Bedroom** window to front
- **Study** window to front
- **Sitting Room** double doors onto the garden, wide squared arch into the
- Open plan **Kitchen / Dining Room** space for table and chairs and doors onto the garden. **Kitchen** - fitted range of units at eye and base level, worksurfaces, integral appliances, cupboard housing gas boiler and rear door
- **First Floor** - landing, loft hatch and airing cupboard with hot water cylinder
- **2 Double Bedrooms** - both double aspect and with built-in wardrobes
- **Family Bathroom** fitted white white, enclosed bath, mixer tap and shower attachment, low level WC and wash basin
- Gas fired central heating to radiators
- Double glazed windows
- 42 ft block paved **Driveway** for several vehicles
- 32' x 32' **West Facing Rear Garden** paved patio adjoins the house, brick retaining wall, steps upto the area of lawn with shed recess and timber fencing.



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EPC Rating: C and Council Tax Band: F

LOCATION - The property is situated in this desirable residential part of the village just to the South of the picturesque High Street, Pond and Common. Lindfield is surrounded by some of the county's most beautiful countryside which links to the neighbouring districts. The village has numerous sports clubs, leisure groups, restaurants and cafes. Haywards Heath town is nearby with extensive shopping, Leisure Centre and Sixth Form College.

SCHOOLS - The property is also ideally placed within a short walk of Lindfield's two highly regarded primary schools and Oathall Community College (secondary school). The local area is also well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College and Burgess Hill School for Girls.

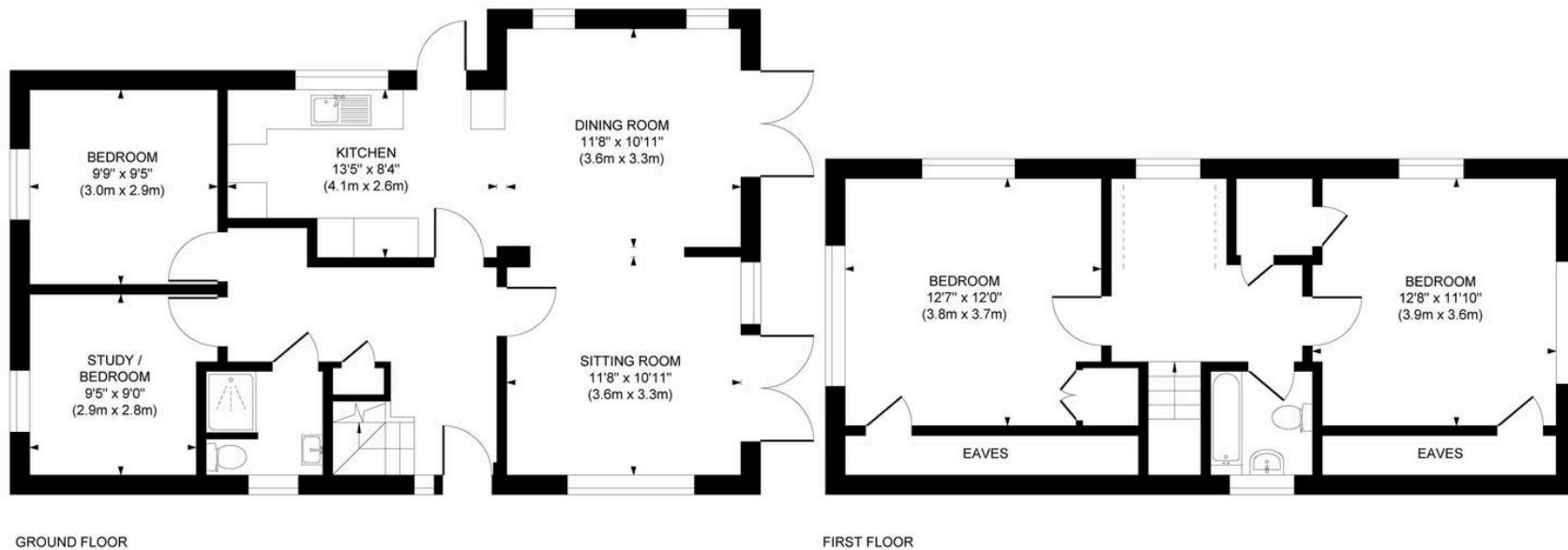
STATION - Haywards Heath Mainline Railway Station offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

BY ROAD - Access to the major surrounding areas can be gained via the B2028, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warminglid or 8 miles to the North at Maidenbower (Junction 10a).

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Approximate Gross Internal Area
1176 sq. ft / 109.28 sq. m



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