



MANSELL
McTAGGART
Trusted since 1947



28A Backwoods Lane, Lindfield, West Sussex, RH16 2ED
Guide Price **£750,000 Freehold**



28A Backwoods Lane, Lindfield, RH16 2ED

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.

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

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.

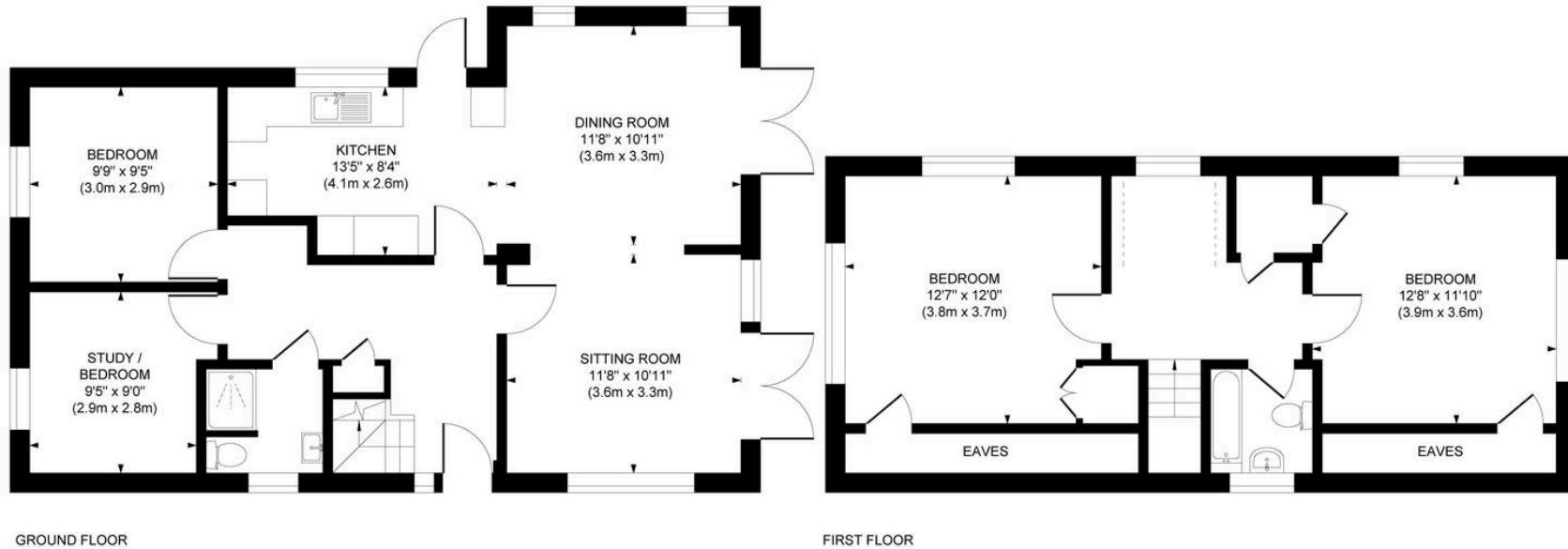
SCHOOLS - The property is also ideally placed within a short walk of Lindfield's two highly regarded primary schools and Oathall Community College (secondary school). The local area is also well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College and 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 Warninglid or 8 miles to the North at Maidenbower (Junction 10a).



Approximate Gross Internal Area
1176 sq. ft / 109.28 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

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.