

2 Tansy Place, Lindfield, West Sussex, RH16 2GJ

PLEASE WATCH VIEWING VIDEO

A stunning 3 Bedroom, 2 Bath/Shower Room detached modern home built by Taylor Wimpey in 2020 to 'The Kingdale' design (1,018 sq ft).

Walking distance to picturesque village High Street, Pond, Common, Primary / Secondary Schools and countryside walks nearby

- **Reception Hall** + storage and stairs
- **Cloakroom/WC** fitted modern white suite
- An enlarged double aspect **Kitchen / Dining Room** with a range of fitted units and new 'Bosch' appliances, cupboard with Ideal Logic gas boiler, space for table and chairs
- Double aspect **Sitting Room** with doors out to the sunny garden
- **First Floor** - Landing with loft hatch
- **Bedroom 1** double aspect
- **En-Suite Shower Room** modern white suite, oversized shower cubicle, low level WC, wash basin and storage cupboard
- **Bedroom 2** double aspect, fitted wardrobes
- **Bedroom 3** side window and fitted wardrobes
- **Family Bathroom** modern white suite, enclosed bath, low level WC and wash basin
- A wonderfully landscaped **South West Facing Rear Garden** (32' max deep x 25' wide) patio, seating area, Aluminium Pergola, fence / brick boundaries, extensive lighting, power, gate and door to garage
- **Private Driveway** for 2 vehicles
- **Garage** (19'8 x 9'10) up and over door, power, lighting

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EPC Rating: B and Council Tax Band: E

Estate Charge circa £250.00 pa

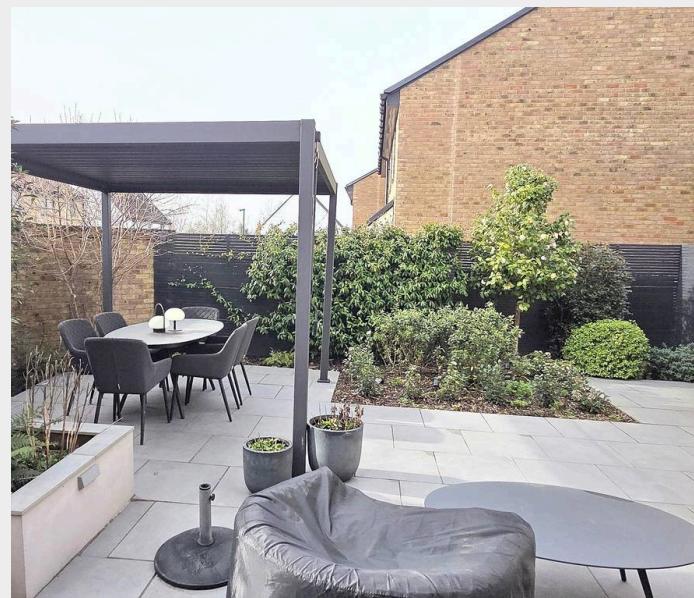
LOCATION

Tansy Place is situated off Honeysuckle Drive, Blackberry Drive and just off Gravelye Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, Churches, Pond and Common. 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 A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including; Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

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



Approximate Gross Internal Area

Ground Floor 509 sq. ft / 47.32 sq. m

First Floor 509 sq. ft / 47.32 sq. m

Total 1,018 sq. ft / 94.64 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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