MANSELL McTAGGART
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4 The Welkin, Lindfield, West Sussex, RH16 2PH

Guide Price **£465,000 Freehold**

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PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom end of terrace bungalow situated in a popular and convenient village location

VACANT POSSESSION / NO CHAIN

- **Reception Hall** with all rooms accessed from it + storage cupboard, airing cupboard with 'Vaillant' gas boiler + locker storage and hatch to loft space
- Separate extra **Cloakroom/WC** fitted white suite
- Bay fronted **Sitting / Dining Room** double aspect with front and side windows
- **Kitchen** re-fitted with a range of units and drawers, space for domestic appliances, worksurfaces, space for tall fridge freezer, useful storage cupboard, window and door to garden
- **Bathroom** re-fitted with a white suite, enclosed bath, mixer tap, low level WC and wash basin
- **3 Bedrooms** (all with built-in wardrobes)
- 35' x 28' **West Facing Rear Garden** + side gate and timber fencing
- Gas fired central heating to radiators
- Double glazed windows
- Communal Garden areas
- **Garage** in nearby block
- **Residents Parking**

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EPC Rating: C and Council Tax Band: D

LOCATION

The property is walking distance of the picturesque village High Street and mainline railway station. There is also a bus stop at the bottom of the road. The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its range of shops, stores, boutiques, churches, pond, common and historical 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 (0.6 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) and Ardingly College (2.2 miles).

STATION

Haywards Heath mainline railway station (1.3 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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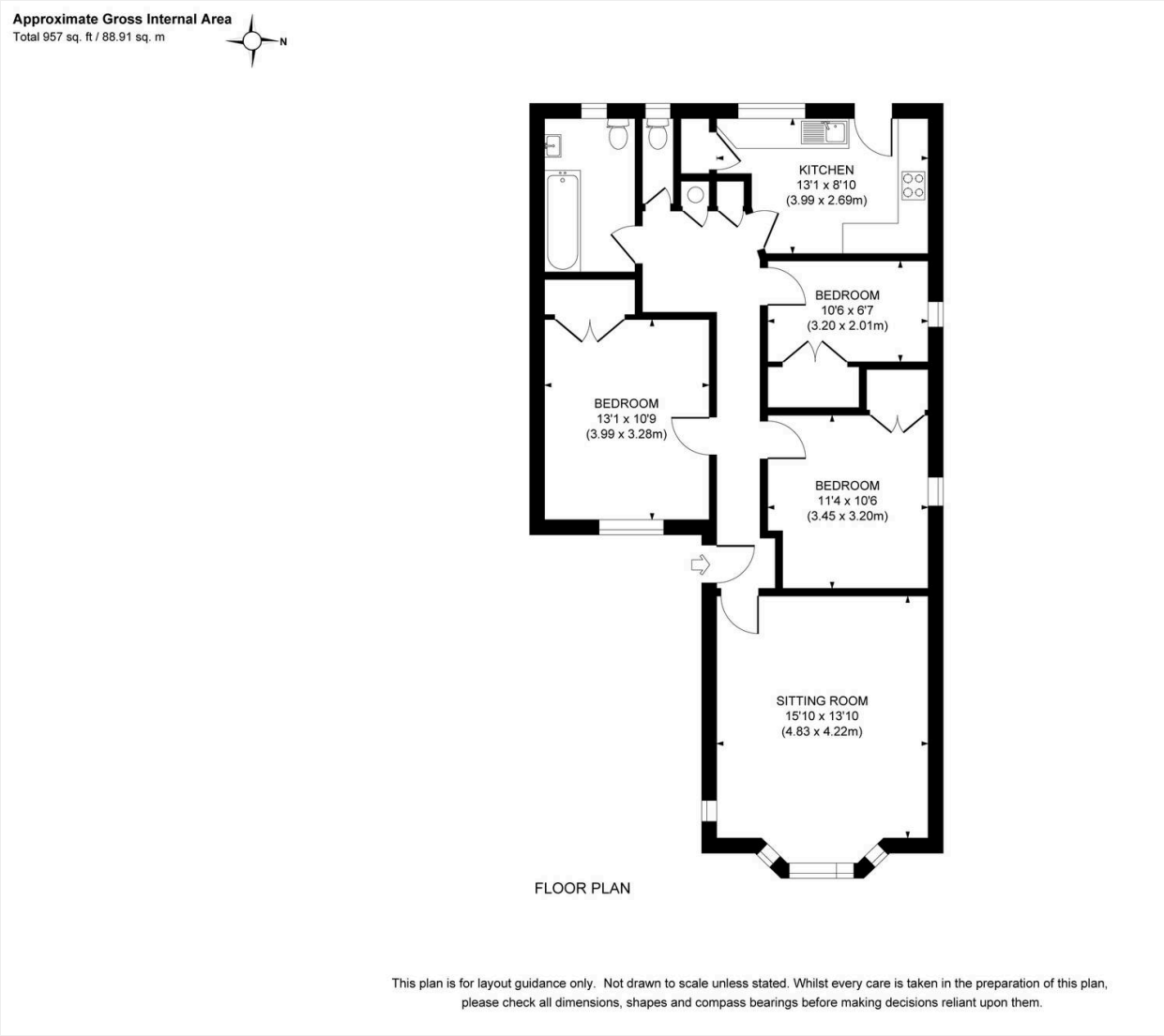

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