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**6 Croxton Lane, Lindfield, West Sussex, RH16 2SD**

Guide Price £650,000 – £675,000 Freehold



## 6 Croxton Lane, Lindfield, West Sussex, RH16 2SD

**\*PLEASE WATCH VIEWING VIDEO\***

A tucked away and improved 3 Double Bedroom detached village home only a few minutes walk of the Common situated in a sought after no through road opposite the nature reserve.

This property is presented in excellent order and provides a Private Driveway, part converted Garage/Storage + Garden

- Extended **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** re-fitted with a modern white suite (2025)
- Re-fitted **Kitchen** range of cream fronted units, integral microwave, Neff oven, fitted 4-ring gas hob, integral dishwasher, cupboard housing gas boiler + door to garden
- **Sitting / Dining Room** patio door to garden
- Newly created **Family Room** ideal TV Room / Gym / Home Office
- **First Floor** landing - space for desk
- **3 Double Bedrooms** all with built-in wardrobes
- **Family Bath / Shower Room** re-fitted white suite, enclosed bath with mixer tap, tiled shower cubicle, low level WC, wash basin, heated towel rail, deep airing cupboard with hot water cylinder
- Gas fired central heating to radiators 1st floor + underfloor heating to ground floor
- uPVC double glazed windows
- Potential for loft conversion, if required



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EPC Rating: D and Council Tax Band: E

**OUTSIDE** - **Private Driveway** for 2-3 vehicles. Part converted Garage / **Storage** electric roller door plus external power. Side gate around to the **South East Facing Rear Garden** (35' x 25') landscaped for ease of maintenance, paving, seating area, plants, flowers and shrubs, water tap and timber fencing.

**LOCATION** - Situated in a pleasant no through road residential location tucked away off Gravelye Lane/William Allen Lane. The picturesque village High Street is close by 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 (1 mile), Blackthorns Primary School (1.7 miles) and Oathall Community College Secondary School (1.6 miles). The local area is well served by several independent schools including; Great Walstead (1.3 miles) and Ardingly College (3.6 miles).

**STATION** - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

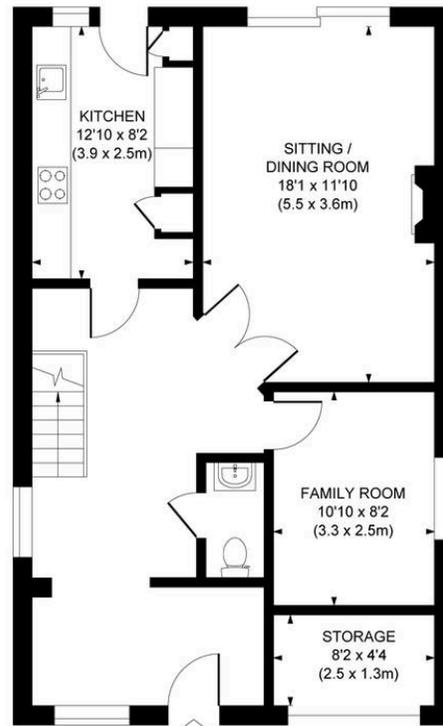


**Approximate Gross Internal Area**

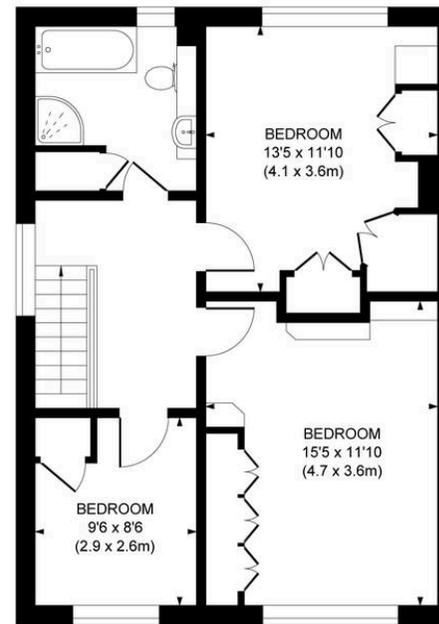
Ground Floor 706 sq. ft / 65.62 sq. m

First Floor 602 sq. ft / 55.93 sq. m

Total 1,308 sq. ft / 121.55 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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