



**MANSELL
McTAGGART**
Trusted since 1947



9 East Wick, Lindfield, West Sussex, RH16 2TH

Guide Price **£375,000 – £385,000** Freehold



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

An updated and well presented 2 Double terrace house built by Berkeley Homes in 1990. Tucked away in a quiet no through road location close to Lindfield Common, Schooling and High Street

- **Entrance Lobby** - shoe /coat storage space
- **Living Room** - stairs to first floor and front window
- **Inner Hall** + deep understairs storage + door to rear garden
- **Cloakroom/WC** fitted white suite
- **Kitchen** re-fitted with a range of modern units + integral appliances
- **First Floor** Landing + airing cupboard housing gas fired boiler
- **2 Bedrooms**
- Re-fitted modern white **Bathroom** enclosed bath, wall mounted shower and screen, low level WC and wash basin
- **2 Allocated Parking Spaces**
- **Front Garden** re-laid to paved seating area
- North East Facing **Rear Garden** (20' x 15') timber fencing and paved terrace
- Gas fired central heating to radiators
- uPVC double glazed windows



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EPC Rating: TBC and Council Tax Band: C

LOCATION - A popular cul-de-sac located off Noah's Ark Lane on the South Eastern side of the village made up of properties of similar style and size. The picturesque tree-lined High Street with shops, boutiques, cafes, restaurants and Pond are all within a 10 minute level walk. A little closer is the Common which holds events throughout the year. The village is surrounded by glorious countryside. Neighbouring Haywards Heath has a comprehensive range of shops, stores, restaurants, cafes and bars and leisure centre.

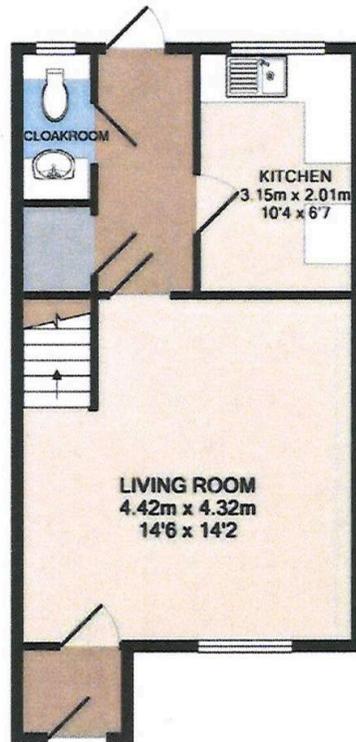
BY ROAD - Access to the major surrounding areas can be gained via the A272, the B2028 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 8.5 miles to the north at Maidenbower (Junction 10a).

Distances - (approx in miles on foot) Lindfield High Street (0.35) Haywards Heath town centre (2)

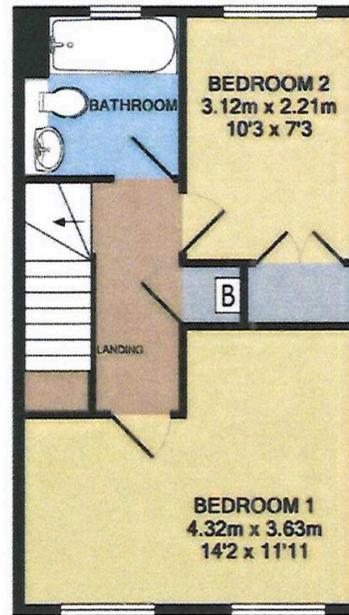
STATION - Haywards Heath railway station (1.5 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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GROUND FLOOR
APPROX. FLOOR
AREA 34.5 SQ.M.
(371 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.5 SQ.M.
(350 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (722 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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