



**MANSELL
McTAGGART**
Trusted since 1947



54 Meadow Drive, Lindfield, West Sussex, RH16 2RR

Guide Price **£425,000 Freehold**



54 Meadow Drive, Lindfield, West Sussex, RH16 2RR

PLEASE WATCH VIEWING VIDEO

A well presented and flexible 3 Bedroom village family home situated a stones throw of the Common + walking distance of the High Street and local schooling

- Front door into **Entrance Hall** internal part glazed doors
- Ground floor **Cloakroom / WC** fitted white suite
- **Study / Play Room** a flexible reception room / occasional Bedroom
- L-Shaped family **Living / Dining Room** with storage cupboard and sliding doors to garden
- **Kitchen** re-fitted (2024) with a range of units and appliances
- **First Floor** landing with storage cupboard and loft hatch
- **3 Bedrooms** (2 doubles and 1 single)
- **Family Bathroom** re-fitted (2024) with a white suite, enclosed bath, shower unit, screen, low level WC and wash basin
- uPVC double glazed windows
- Gas fired central heating to radiators (new combination boiler in loft, 2025)
- **Private Driveway** for 2 vehicles
- Garage conversion creating front **Storage**
- An enclosed 24' x 18' **North West Facing Rear Garden** re-landscaped in 2023 laid to patio, Astro turf and timber fencing plus water tap and rear gate.



54 Meadow Drive, Lindfield, West Sussex, RH16 2RR

EPC Rating: C and Council Tax Band: D

LOCATION

Meadow Drive is located off the bottom of Gravelye Lane on the edge of Lindfield village convenient for all village facilities. The picturesque tree-lined High Street is approximately one third of a mile with a traditional range of shops, Churches, Pond and Common which hosts several events throughout the year. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. Haywards Heath town centre is a little further with its extensive range of shops, stores, restaurants, bars and cafes.

SCHOOLS - There are two excellent primary schools within walking distance plus Oathall Community College (secondary school) and Sixth Form College in Haywards Heath.

STATION - Haywards Heath railway station is 1.5 miles distant and offers fast and regular services to London (Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

BY ROAD - Access to the major surrounding areas can be gained via the A272 (Lewes / Uckfield to the East) and A/M23, the latter lying approximately 6 miles to the West at Bolney / Warninglid (linking with Gatwick Airport and the M25).



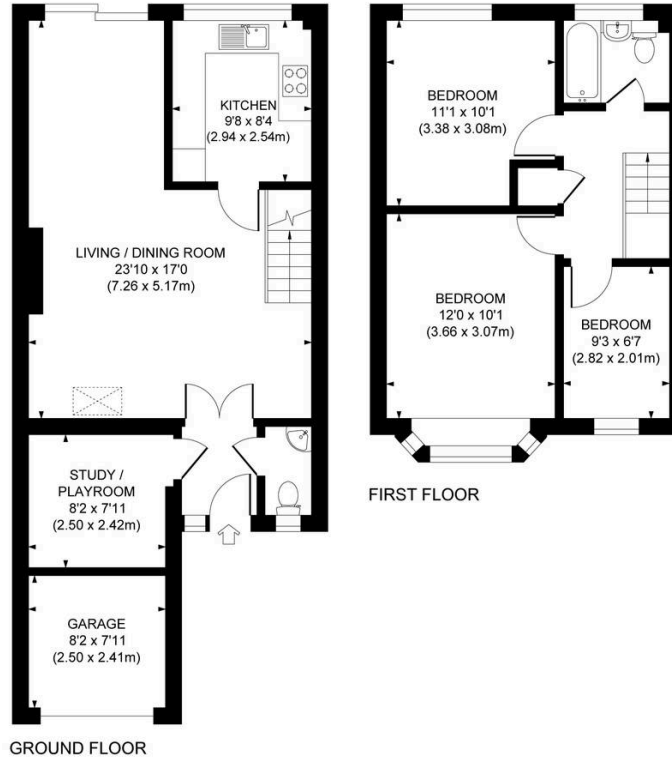
**MANSELL
McTAGGART**
— Trusted since 1947 —

Approximate Gross Internal Area

Main House 943 sq. ft / 87.60 sq. m

Garage 65 sq. ft / 6.02 sq. m

Total 1,008 sq. ft / 93.62 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.