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**'Downalong' Lewes Road, Lindfield, West Sussex, RH16 2LQ**

Guide Price £625,000 – £640,000 Freehold



## 'Downalong' Lewes Road, Lindfield, RH16 2LQ

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

**A centrally located 3 Bedroom, 4 Reception Room detached village home situated only a stones throw from Lindfield Common.**

**\*AVAILABLE WITH NO ONWARD CHAIN\***

- **Reception Hall** stairs to first floor, cupboard housing warm air heating system
- **Study** (optional Play Room / Bedroom 4) with storage cupboard
- Ground floor **Cloakroom/WC** white suite
- Good sized open plan bay fronted **Sitting / Dining Room**
- Adjoining **Conservatory** doors to garden
- Extended **Kitchen / Breakfast Room** extensive fitted units, space for appliances, table / chairs plus stable door to garden
- **First Floor** landing - side window and loft hatch
- **3 Bedrooms** (2 Doubles / 1 Single) all with built-in wardrobes
- **Family Bath / Shower Room** re-fitted with a modern white suite
- Gas fired warm air vented heating system / some electric heating
- uPVC double glazed windows
- 40' x 17' Frontage
- 60' x 36' North East facing **Rear Garden** laid to patio / lawn
- **Parking + Garage** to the rear
- Short walk of the Common, High Street + highly regarded local schooling



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EPC Rating: D and Council Tax Band: F

## LOCATION

The Lewes Road runs alongside the village common and is a short walk of local shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the 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 M25.

## SCHOOLS

Lindfield Primary (0.5 miles) Blackthorns Primary (1.2 miles) and Oathall Community College (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3 miles).

## STATION

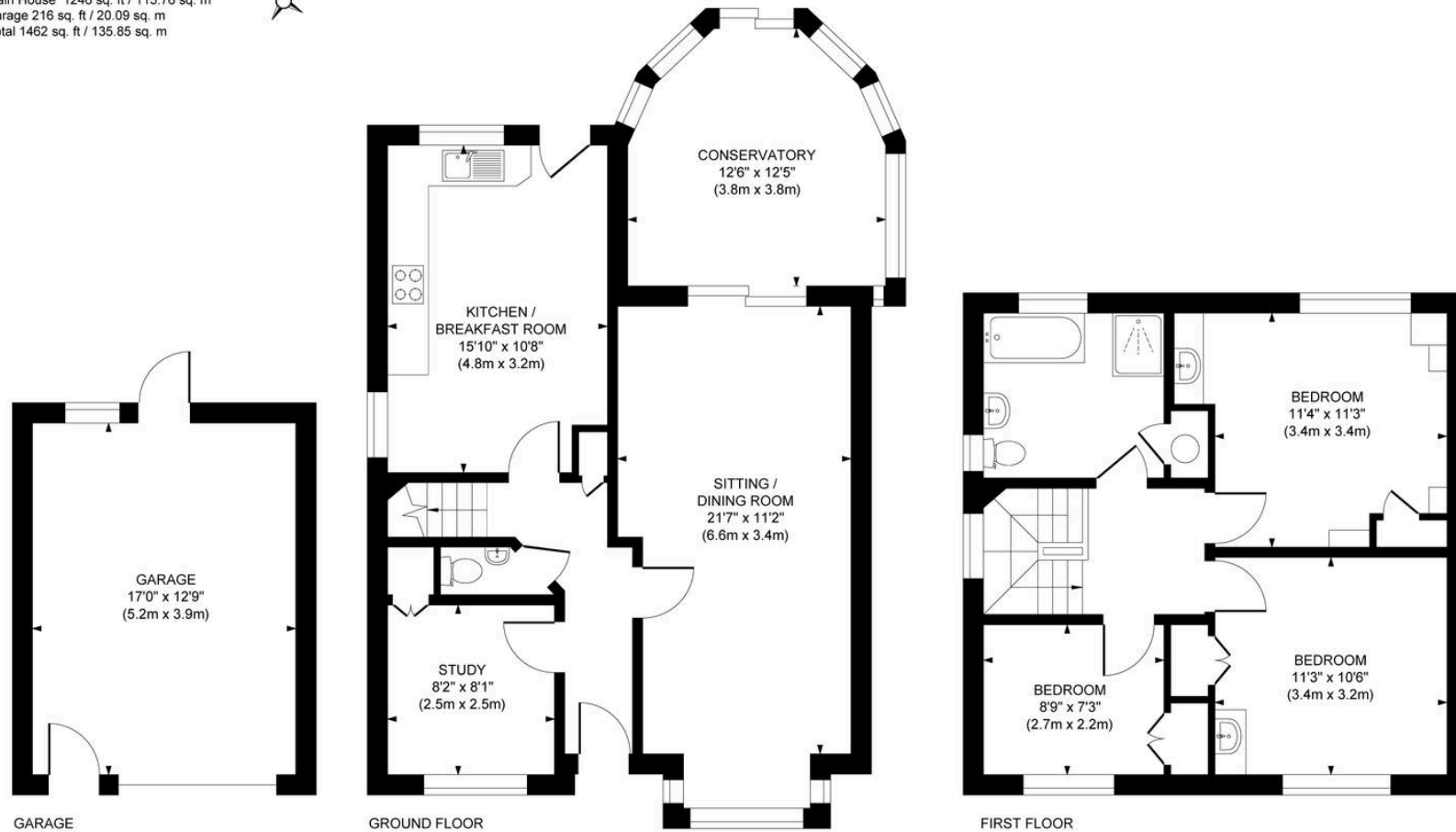
Haywards Heath mainline railway station (1.6 miles) Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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**Approximate Gross Internal Area**

Main House 1246 sq. ft / 115.76 sq. m  
Garage 216 sq. ft / 20.09 sq. m  
Total 1462 sq. ft / 135.85 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

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