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**41C Appledore Gardens, Lindfield, West Sussex, RH16 2EX**

Guide Price £625,000 – £650,000 Freehold



## 41C Appledore Gardens, Lindfield, RH16 2EX

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

**A three/four bedroom detached family home occupying a pleasant Corner Plot close to local schools, Lindfield High Street and Haywards Heath mainline railway station plus Driveway and Garage.**

- uPVC **Entrance Porch** tiled floor
- Inner door into the **Entrance Hall** with stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Double aspect bay fronted **Sitting / Dining Room** with York stone fireplace and doors to garden
- **Kitchen** re-fitted with a range of white units, space for domestic appliances
- An adjoining brick / uPVC **Conservatory** lean-to roof and doors to garden
- Ground floor **Study / Bedroom 4** cupboard housing consumer unit and meters
- **First Floor** - landing with side window, linen cupboard and loft hatch
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Family Bath / Shower Room** re-fitted with a modern white suite, enclosed bath + separate shower cubicle
- An enclosed **South West Facing Rear Garden** (46' x 42') laid to patio and lawn
- To the rear is the **Driveway** for one vehicle + detached **Single Garage**
- uPVC double glazed windows
- Gas central heating to radiators



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**EPC Rating: C and Council Tax Band: E**

## LOCATION

This property is convenient for all village facilities including the village High Street which offers a traditional range of shops, stores, boutiques, churches, pond, common and historical period 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 A23/M23 linking Gatwick Airport and the M25.

## SCHOOLS

Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.3 miles), Oathall Community College Secondary School (next door). This local area is well served by independent schools including: Great Walstead (2 miles) and Ardingly College (2.7 miles)

## STATION

Haywards Heath mainline railway station (0.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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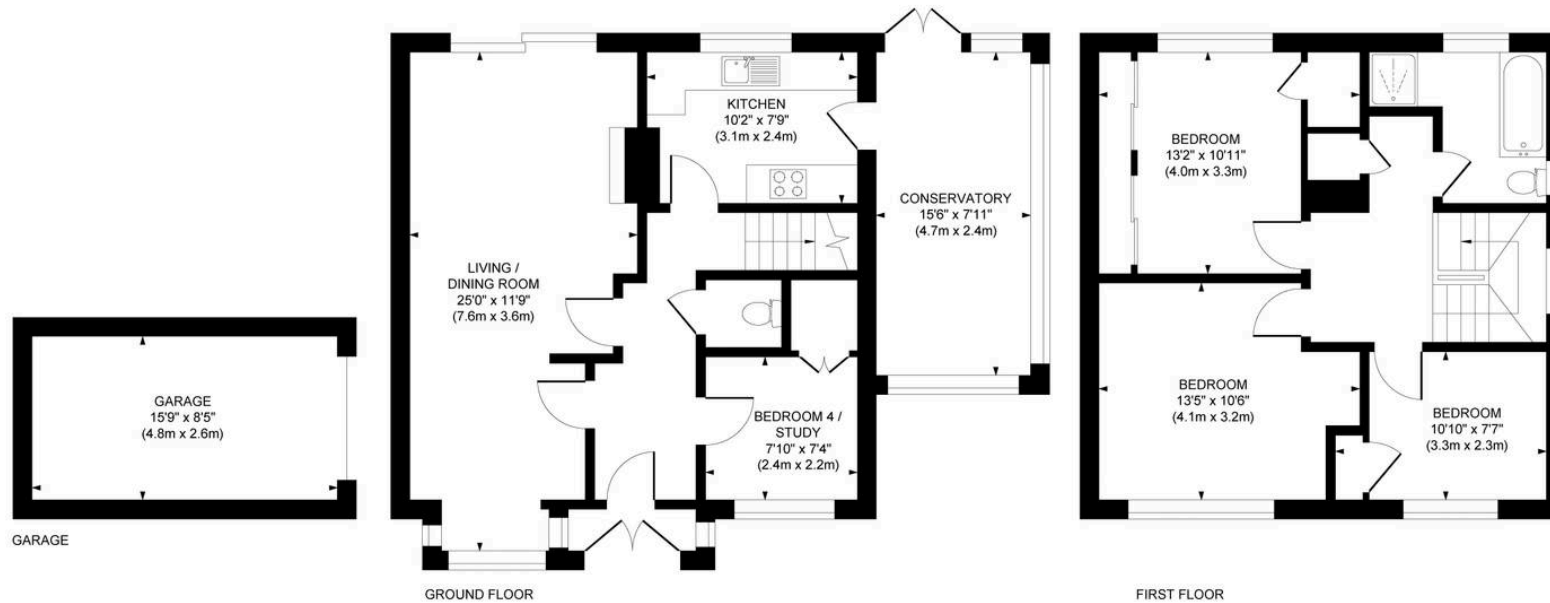


**Approximate Gross Internal Area**

Main House 1243 sq. ft / 115.52 sq. m

Garage 131 sq. ft / 12.26 sq. m

Total 1374 sq. ft / 127.78 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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