



**MANSELL
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84 Meadow Drive, Lindfield, West Sussex, RH16 2RP

Guide Price **£575,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom semi-detached village home situated at the very end of this popular and convenient no through road.

AVAILABLE WITH NO ONWARD CHAIN

This wonderful plot offers excellent scope for enlargement (STPP) and adjoins Scrase Valley nature reserve + walking distance of the High Street and schooling

- **Entrance Hall** stairs to first floor and storage
- Ground floor **Cloakroom/WC** fitted white suite
- Front to back double aspect **Sitting / Dining Room** plus doors to garden
- **Kitchen** fitted with a range of units + some integral domestic appliances
- **First Floor** - landing with storage and loft hatch + side window
- **3 Bedrooms** (2 Doubles + 1 Single all with built-in wardrobes)
- Separate **Family Bathroom** coloured suite, corner bath, low level WC, wash basin and opaque rear window
- **48' Private Driveway** for several vehicles
- Detached **Garage** with electric roller door, power and lighting
- Lawned **Front Garden** with flower beds
- Private and sunny **60' x 38' North West Rear Garden** paved patio adjoins the house, shaped lawns, timber fencing, water tap and side gate into the nature reserve
- Gas fired central heating to radiators
- uPVC double glazing



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EPC Rating: C and Council Tax Band: D

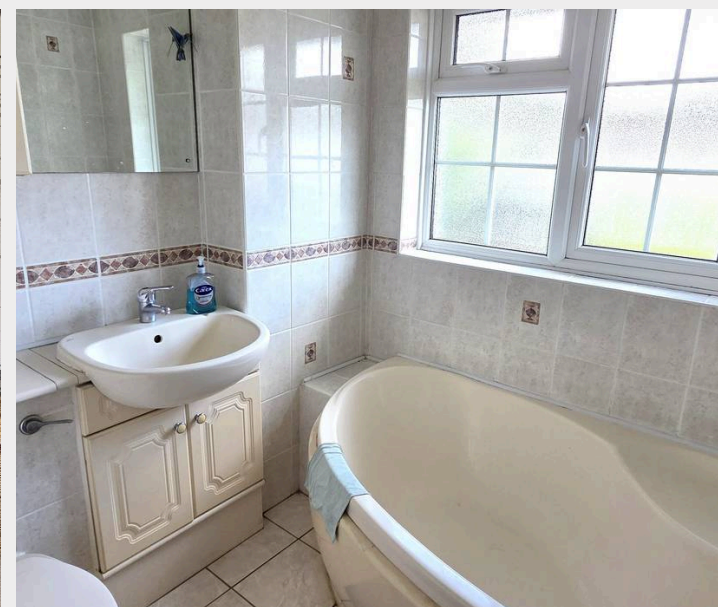
LOCATION

Meadow Drive is located off the bottom of Gravelve 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).



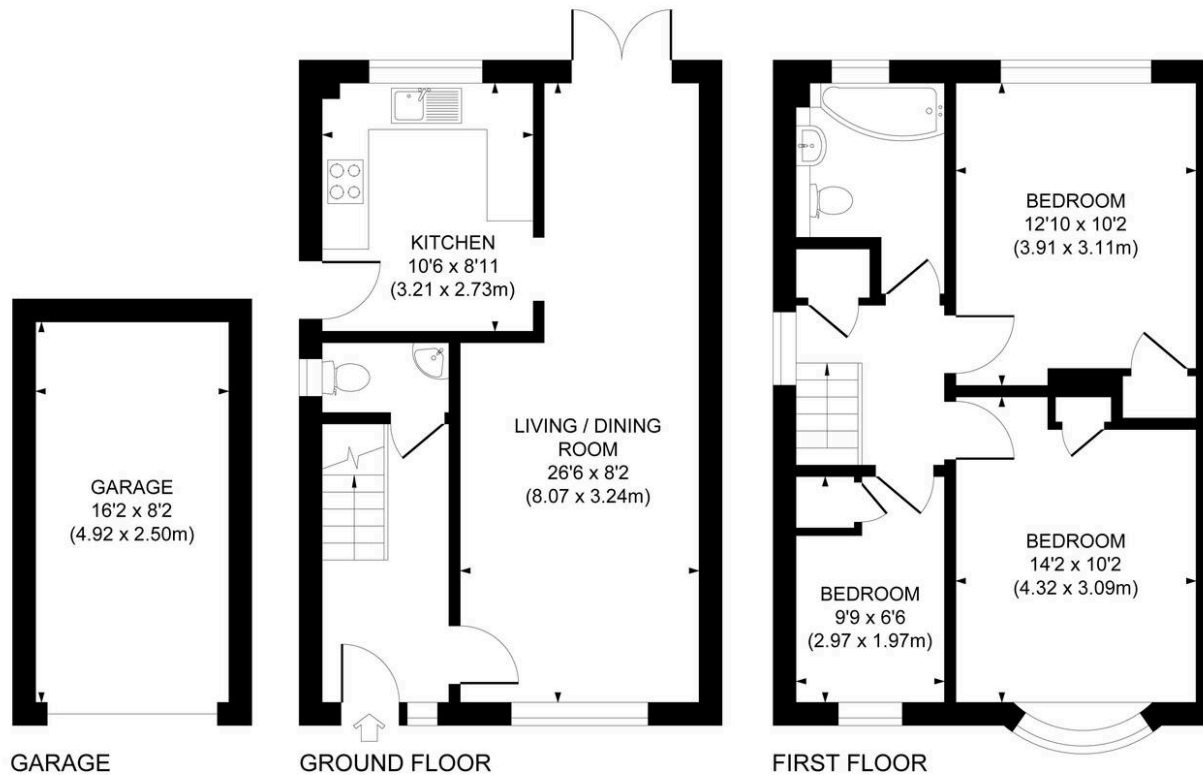
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Approximate Gross Internal Area

Main House 872 sq. ft / 81.00 sq. m

Garage 132 sq. ft / 12.30 sq. m

Total 1,004 sq. ft / 93.30 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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