



**MANSELL
McTAGGART**
Trusted since 1947



137 The Welkin, Lindfield, West Sussex, RH16 2PL

Guide Price **£575,000 Freehold**



137 The Welkin, Lindfield, West Sussex, RH16 2PL

PLEASE WATCH VIEWING VIDEO

A generous and recently improved 5 Double Bedroom, 2 Bathroom Georgian style family home spanning 3 floors with 1,511 sq ft of accommodation

- **Entrance Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- **Sitting Room** with feature woodburner (2021), fitted cupboards (2024) and front window
- Stunning newly fitted **Kitchen / Dining Room** integral appliances, island with breakfast bar, wine rack, bi-fold doors to garden
- **First Floor** - landing with storage and stairs
- **3 Bedrooms**
- Re-fitted **Family Bathroom** (2025) white suite
- **Top Floor - 2 Bedrooms**
- **2nd Bathroom** fitted white suite
- 40' lawned **Front Garden** with plants and flowers plus new **South Facing Sun Patio** (2024)
- 26' x 20' enclosed **Rear Garden** full width patio, lawn, fencing and rear gate
- Gas fired central heating to radiators + uPVC double glazing
- New ground floor flooring 2021-22 and new carpets 2025
- **Garage** in nearby block
- Potential for Private Driveway
- Popular and convenient central village location with bus stop nearby



137 The Welkin, Lindfield, West Sussex, RH16 2PL

EPC Rating: C and Council Tax Band: E

LOCATION

The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with traditional range of shops, stores, boutiques, churches, pond and common. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD

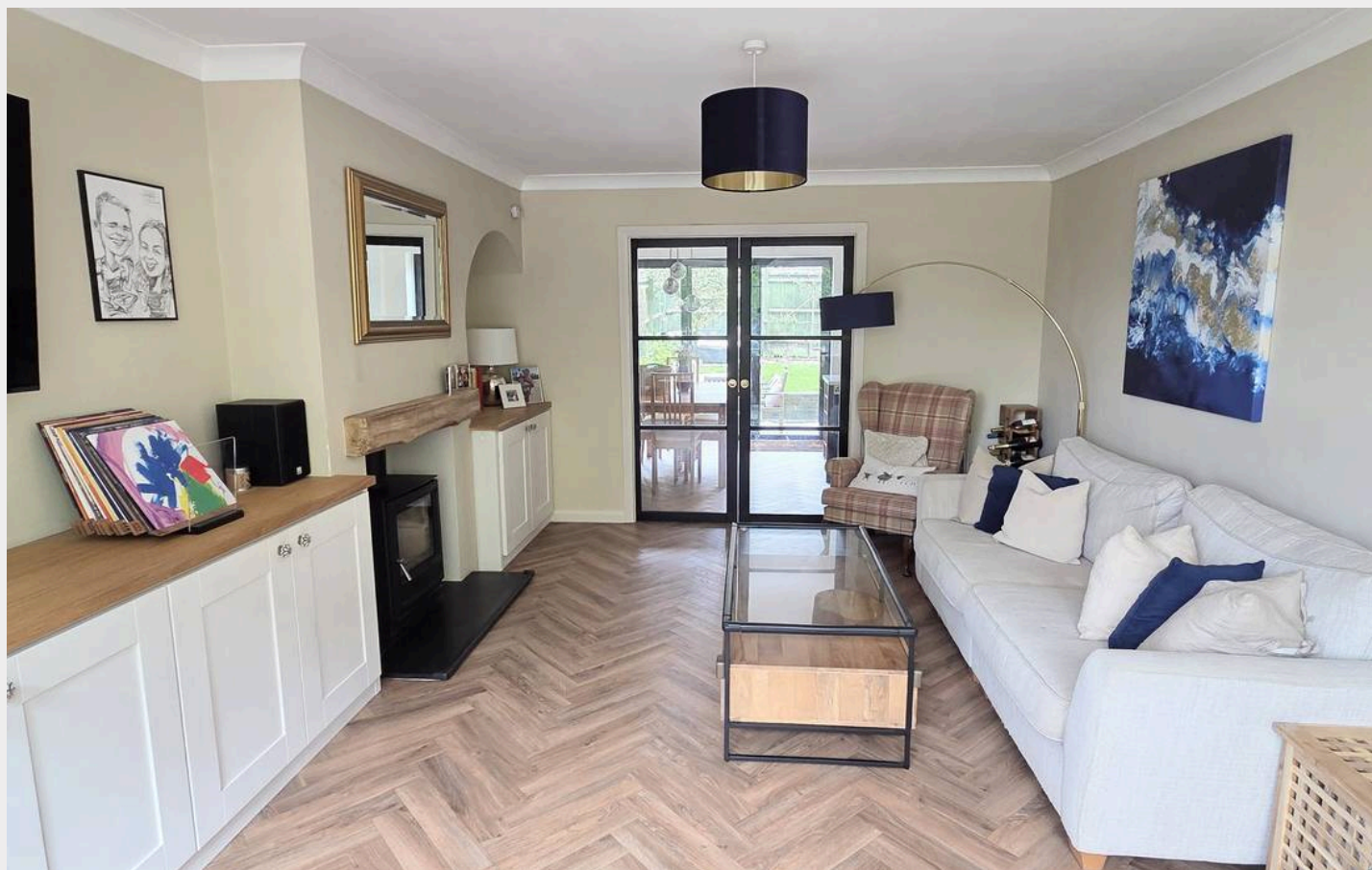
Access to the major surrounding areas can be gained via the A272 and the A/M23 linking with Gatwick Airport and the M25.

SCHOOLS

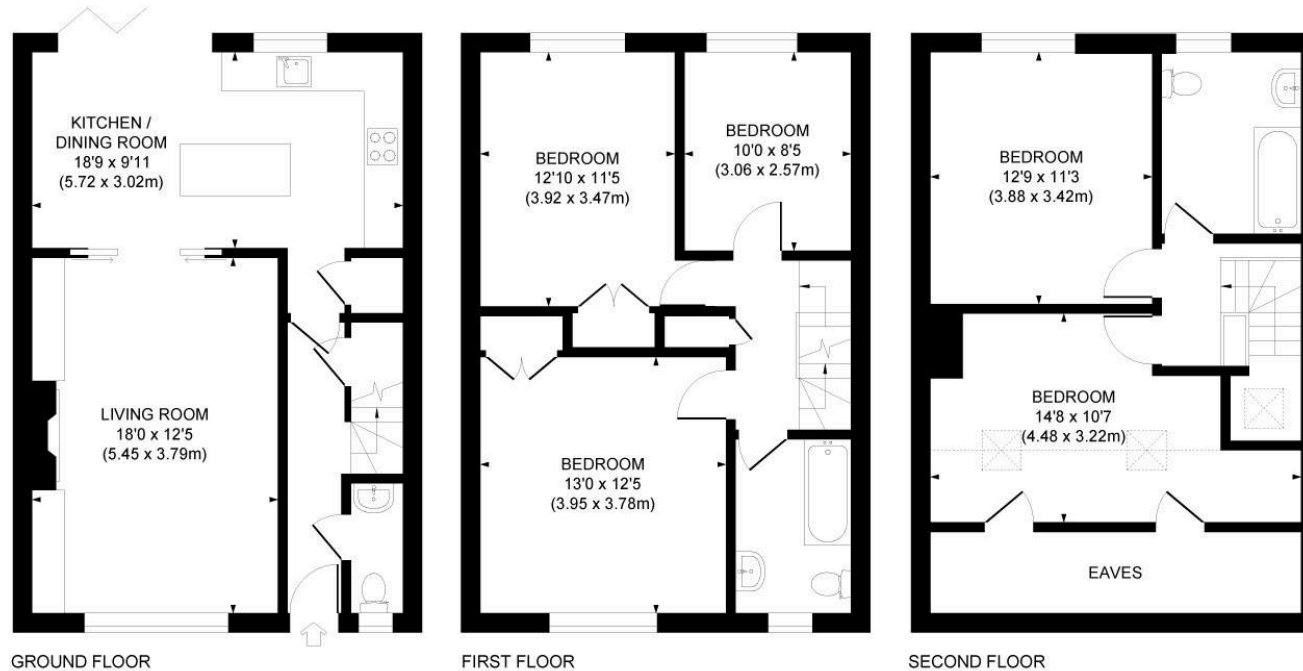
Lindfield Primary (0.5 miles), Blackthorns Primary (0.8 miles), Oathall Community College (0.7 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (2.1 miles)

STATION

Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area
1,511 sq. ft / 140.42 sq. m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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.