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**43 Fieldway, Lindfield, West Sussex, RH16 2DD**

Guide Price £425,000 – £450,000 Freehold



## 43 Fieldway, Lindfield, West Sussex, RH16 2DD

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

**An extended and well presented 3 Bedroom End of Terrace village home with 2 Reception Rooms and 1 Bathroom situated in a tucked away location - NO CHAIN**

- Enlarged **Entrance Hall** with stairs to first floor
- **Living Room** overlooking front garden
- Extended open plan **Kitchen / Dining / Family Room** Kitchen fitted with a range of units and workspace + space for appliances and dining table plus Family Area with sliding doors onto the garden
- **First Floor** - landing with loft hatch, pull down ladder, part divided with stud wall into **Potential Study Space** with front Velux window (potential for loft conversion, subject to any consent)
- **3 Bedrooms** (2 Doubles + 1 Single)
- Re-fitted **Family Bathroom** with modern white suite (2025)
- **Front Garden** laid to lawn
- 21' x 21' enclosed **North West Facing Rear Garden** laid to lawn with timber fencing
- **Driveway Parking** for 2 vehicles at the front
- Single **Garage** in nearby rear block
- Gas fired central heating
- uPVC double glazing

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EPC Rating: C and Council Tax Band: D

## LOCATION

This property occupies a pleasant position in a highly regarded and sought after roads on the western side of Lindfield and is conveniently placed for all village facilities including the picturesque 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 A/M23 linking with Gatwick Airport and the M25.

## SCHOOLS

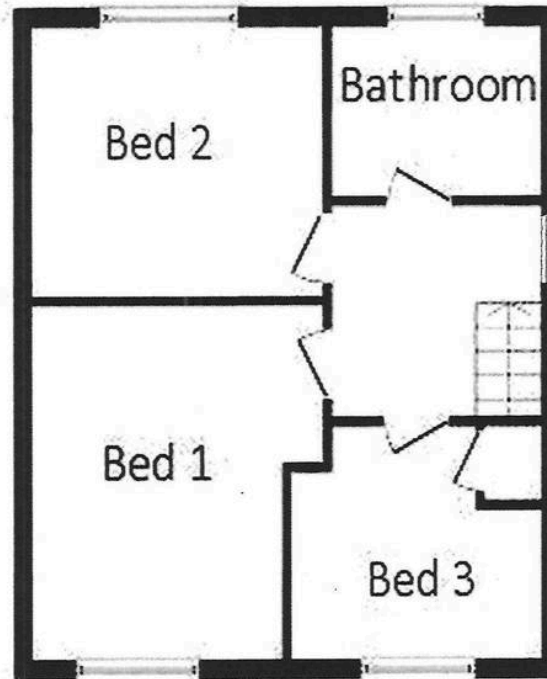
Lindfield Primary (1 mile), Blackthorns Primary (1.1 mile), Oathall Community College (1.1 mile). The local area is well served by several independent schools including: Great Walstead (2.1 miles) and Ardingly College (1.9 miles)

## STATION

Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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**Measurements**

**LIVING ROOM: 14'8 x 13'0**

**KITCHEN / DINING ROOM: 20'0 x 15'10**

**BEDROOM 1: 13'2 x 10'1 max**

**BEDROOM 2: 11'6 x 10'1**

**BEDROOM 3: 10'0 max x 7'0**

## Mansell McTaggart Estate Agents

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