



**MANSELL
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53 West Common, Lindfield, West Sussex, RH16 2AJ

Guide Price **£650,000 Freehold**



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A charming 4 Bedroom, 2 Shower Room semi-detached Victorian village home extended in 2021 and is ideally placed for all local facilities

- **Entrance Porch** new front door (2017) plus inner door
- **Sitting Room** feature fireplace, woodburner, timber mantle and tiled hearth
- Open plan **Kitchen / Dining Room** fitted range of Howdens units, space for appliances, 5-ring Bosch gas hob, eye level oven / grill, cuboard with Vaillant gas boiler + side door
- Ground Floor **Bedroom 4** cupboard and rear window
- **Shower Room/WC** fitted white suite
- **First Floor** landing, side window + shelving
- Triple aspect **Principal Bedroom** wonderful vaulted ceiling, built-in wardrobes + Air Conditioning unit (2025)
- **Bedrooms 2 & 3**
- Newly created **Shower Room** (2021) tiled cubicle, low level WC and wash basin
- Double glazed windows, gas fired central heating, some re-decoration + ceiling beams
- **Gardens** on 3 sides of the property. **50' Front Garden** landscaped with fencing and shed. The **Side and Rear** spaces enjoy a sunny South West aspect
- **4.2m Sliding Gate** - access into the **Private Driveway** for 2-3 vehicles (potential to make electric gate)



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EPC Rating: D and Council Tax Band: E

LOCATION

This property is convenient for all village facilities including the picturesque 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

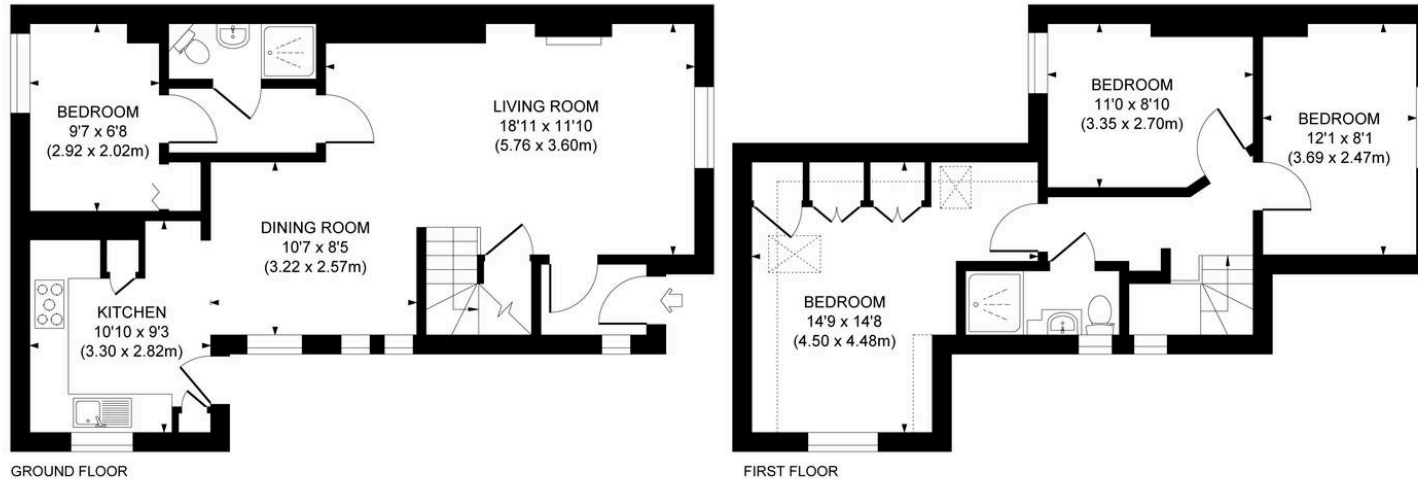
Lindfield Primary School (0.4 miles), Blackthorns Primary schools (0.4 miles), Oathall Community College Secondary school (0.3 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (2.4 miles).

STATION

Haywards Heath mainline railway station (0.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area
1,024 sq. ft / 95.17 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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