



**MANSELL
McTAGGART**
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20 Newton Road, Lindfield, West Sussex, RH16 2ND

Guide Price **£435,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

An extended 3 Bedroom end terrace village home situated in a tucked away location within a few minutes walk of the beautiful High Street.

**** NO CHAIN ****

- Built in the 1950s and extended to the rear in 2022
- **Hallway** stairs and storage cupboard
- Double aspect **Sitting Room** with feature fireplace
- Extended 24' **Kitchen / Dining Room** fitted units at eye and base level, marble worktops, double oven Rangemaster with 5-ring gas hob, dishwasher, washing machine, fridge freezer, butler sink, deep pantry, cupboard with 'Ideal' gas boiler + doors to the garden
- **First Floor** landing - airing cupboard with hot water cylinder, loft hatch (boarded/ladder/lighting)
- **3 Bedrooms**
- Fitted white **Bathroom** enclosed bath and wash basin
- Separate **Cloakroom/WC** white suite
- Gas central heating to radiators
- uPVC double glazed windows
- Triangular lawned **Front Garden**
- **60' x 30' South Facing Rear Garden** laid to patio, shaped lawn, small pond, timber summerhouse and fencing. Gated side access and useful **Brick Outbuilding** fitted cupboards, worktop, space for appliances, electric heater



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EPC Rating: C and Council Tax Band: C

LOCATION

The property is situated in a tucked away cul-de-sac located off the main Newton Road which is in turn off the Lewes Road in the heart of Lindfield and is a short walk of local shops, stores, boutiques, churches, pond, common and historical 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 with Gatwick Airport and M25.

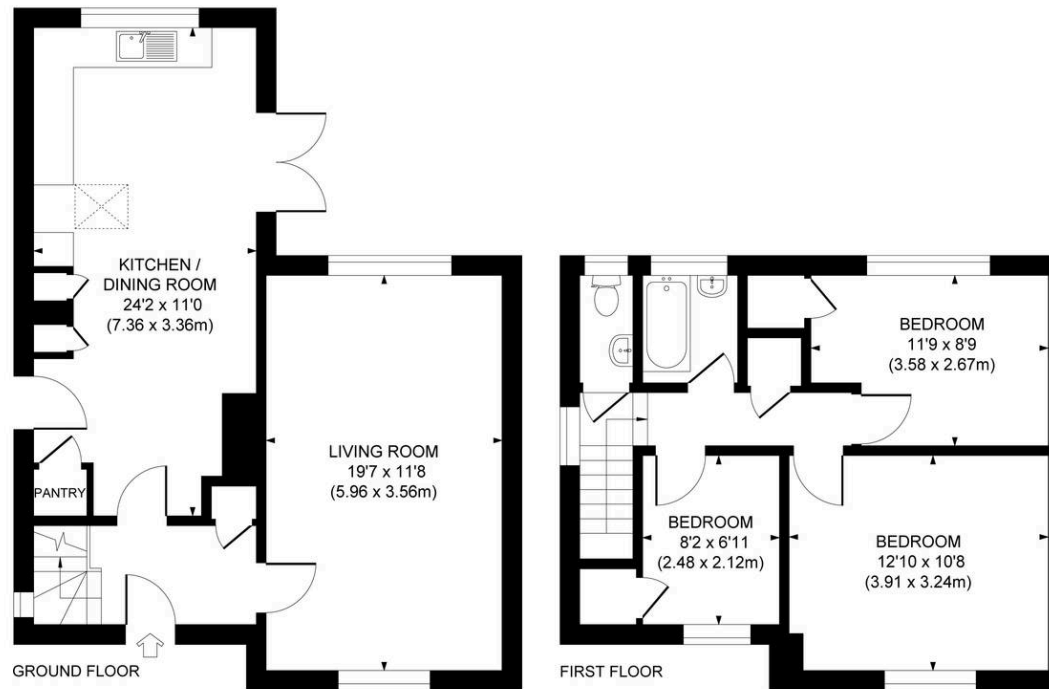
SCHOOLS - Lindfield Primary School (0.4 miles), Blackthorns Primary School (0.9 miles), Oathall Community College Secondary School (0.9 miles). The local area is well served by several **Independent Schools** including: Great Walstead (1.3 miles) and Ardingly College (2.9 miles).

STATION - Haywards Heath mainline railway station (1.4 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
992 sq. ft / 92.19 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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