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**10 Brookway, Lindfield, West Sussex, RH16 2BW**

Guide Price **£450,000 Freehold**



## 10 Brookway, Lindfield, West Sussex, RH16 2BW

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

**END CORNER PLOT** – A very well presented 3 Bedroom, 2 Bath/Shower extended family home. Pleasant tucked away position walking distance of village facilities + Garage in block.

- **Entrance Hall** stairs to first floor
- Ground Floor **Shower Room/WC** fitted modern white suite (created 2021)
- Double aspect **Sitting / Dining Room** with new double patio doors onto the garden
- **Kitchen** re-fitted in 2022 with a modern range of units, worksurfaces, integral fridge, freezer, dishwasher and washing machine, new window and rear door
- **First Floor** – landing with loft hatch (ladder)
- **3 Bedrooms** – built-in wardrobes in Beds 1 & 2
- **Family Bathroom** re-fitted white suite, enclosed bath, new shower unit and screen, low level WC and wash basin
- Lawned **Front Garden**
- Single **Garage** in nearby block behind
- Re-landscaped 65' x 25' sunny **East Facing Rear Garden** central path and patio, space for greenhouse, further seating area at the bottom, water tap, side access and timber fencing.
- Brookway Residence Association Estate Charge: approx £44.00 pcm

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**EPC Rating: C and Council Tax Band: D**

**Benefits** uPVC double glazed windows, gas fired central heating to radiators (boiler 2021), new kitchen, new patio doors, re-decoration, new internal doors and is ideally placed close to Hickmans Lane Recreation Ground.

**LOCATION** - Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is within a 5 - 8 minute walk offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants plus landmark Pond and Common which holds events throughout the year.

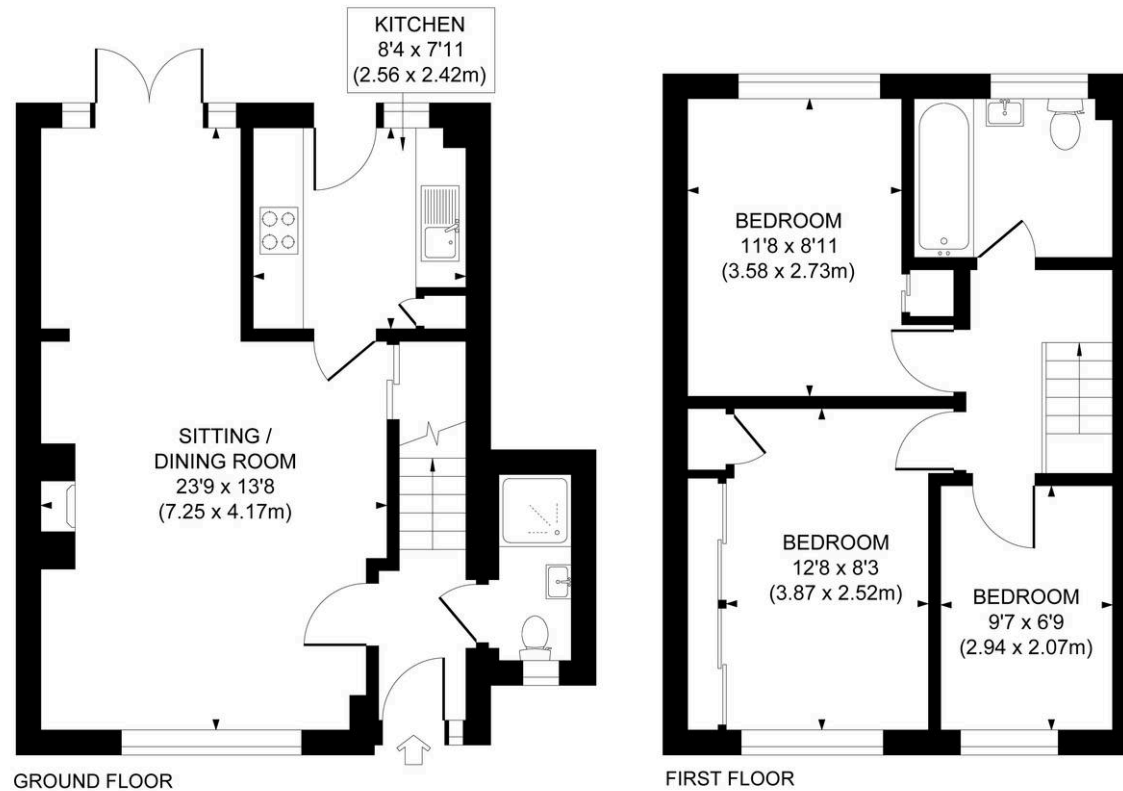
**SCHOOLS** - Well represented throughout the area. Blackthorns Primary (0.8 miles) Lindfield Primary (0.7 miles) Oathall Community College (0.7 miles). Independent Schools include: Great Walstead (2 miles) and Ardingly College (2.4 miles).

**STATION** - Haywards Heath mainline railway station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

**BUS** - A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts and railway station.



Approximate Gross Internal Area  
847 sq. ft / 78.71 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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