



96 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Mansell McTaggart Lindfield

Price £485,000 Freehold



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EPC Rating: D and Council Tax Band: D

*** PLEASE WATCH VIEWING VIDEO ***

A tucked away 3 bedroom semi-detached village family home situated at the end of this popular no through road, walking distance to the picturesque High Street, Common and highly regarded local schooling.

The accommodation comprises:

Entrance Canopy, front door into **Reception Hall** electric heater, storage cupboard and stairs to first floor. **Sitting / Dining Room** front to back double aspect room with electric heaters, front window and sliding door onto the garden. **Kitchen** fitted with a range of units at eye and base level, space for domestic appliances, rear window and side door.

Half turn staircase rises to **First Floor** landing with side window, loft hatch and airing cupboard with hot water cylinder. **Bedroom 1** excellent range of built-in wardrobes with hanging and shelving, electric heater and rear window. **Bedroom 2** built-in wardrobe, electric heater and front window.

Bedroom 3 built-in wardrobe, electric heater and front window. **Family Bathroom** fitted with a coloured suite, enclosed bath with mixer tap and hand held shower attachment, wash basin, electric heaters and opaque rear window. Separate **Cloakroom/WC** fitted low level WC and opaque side window.



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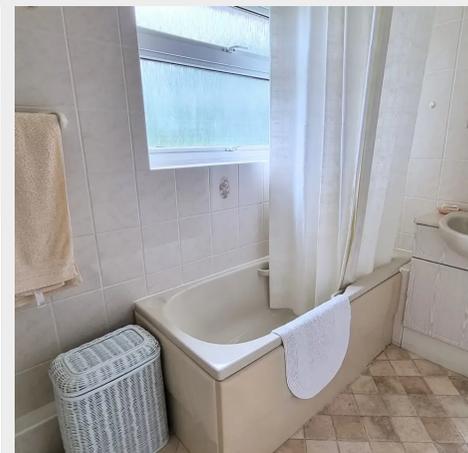
*** OFFERED FOR SALE WITH NO CHAIN ***

OUTSIDE - to the front is an area of lawn flanked by the **Driveway** leading to the integral **Single Garage** up and over door, power, lighting, consumer unit and electric meter. Gated side access leads around to the sunny **East Facing Rear Garden (35' x 27')** with an area of paved patio, shaped lawn, colourful plants, flowers and shrubs, water tap, shed and fenced boundaries.

LOCATION - This property is situated in a pleasant residential no through road location just off the Lewes Road. The picturesque village High Street is close by with 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. Road access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

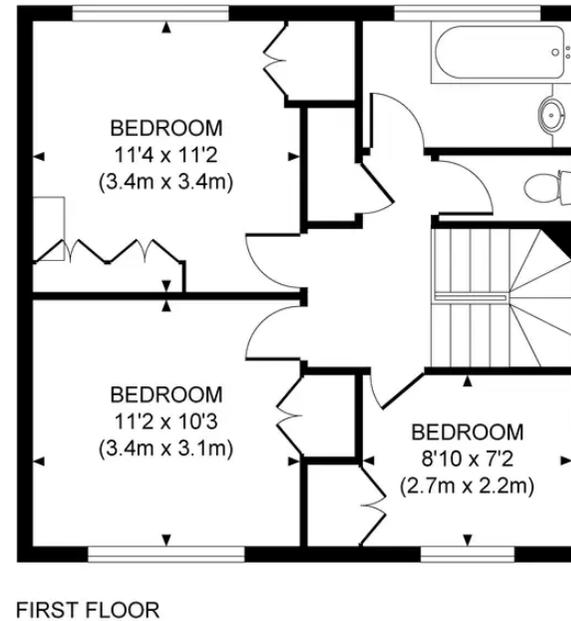
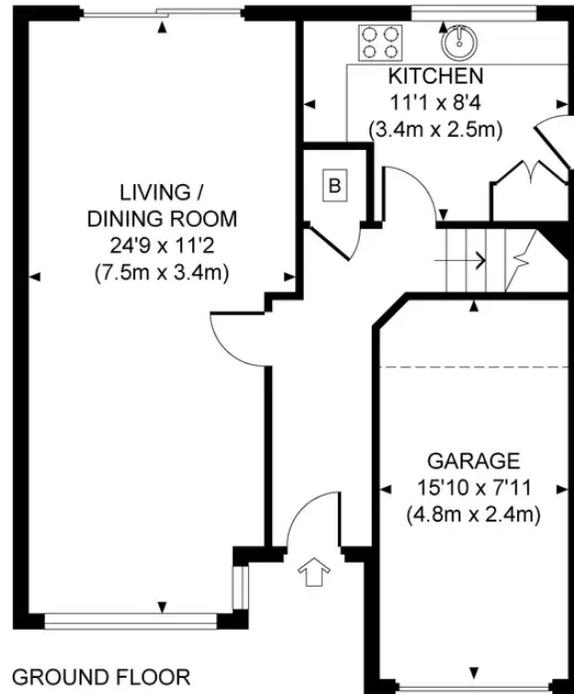
SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including; Great Walstead (1.3 miles) and Ardingly College (3.3 miles).

STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
1051 sq ft / 97.6 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 any decisions reliant upon them.

Mansell McTaggart Estate Agents

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