



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

Guide Price £575,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A superb 4 Bedroom (or 3 Double Bedroom + Study), 2 Bath/Shower Room extended terrace family home spanning 3 floors and situated in a sought after and convenient village location

This tucked away property was extended to the front and rear in 2019 + re-fitted Bathrooms in 2022 creating a wonderful and highly flexible home

- **Reception Hall** stairs to first floor, radiator and front skylight
- **Cloakroom/WC** fitted with a white suite
- Extended family **Sitting Room** with large skylight and bay windows with a feature open fire and Herringbone Karndean flooring
- Extended **Kitchen / Dining Room** with bi-folding rear doors, breakfast bar, wine rack, space for generous table and chairs, fitted with extensive units, high quality integrated appliances plus extensive Quartz worksurfaces
- **First Floor:** landing with stairs to top floor
- **3 Bedrooms** (2 Double + 1 Single / Study) Bedroom 2 extensive fitted wardrobes. Bedroom 3 cupboard housing combination gas fired boiler
- **Family Bathroom** re-fitted in 2022 with contemporary white suite and underfloor heating
- **Top Floor** Landing **Study / Sitting Area** front window
- **Bedroom 1** with Dressing Area, built-in wardrobes / drawers plus **En-Suite Shower Room** re-fitted in 2022 with modern white suite and underfloor heating



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EPC Rating: C and Council Tax Band: E

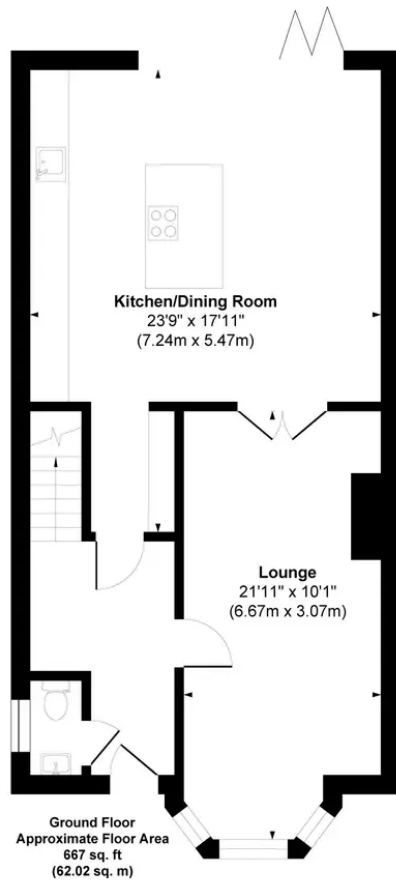
- **Front Garden** lawn and vegetable beds plus further lawned area opposite the house
- 29' x 20' **West Facing Rear Garden** with patio and lawn
- Walking distance to the picturesque High Street, village Common, Pond and highly regarded local Schooling

LOCATION - This property is situated in a residential no through road, tucked away down a footpath overlooking open fields to the front and located 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. By road access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

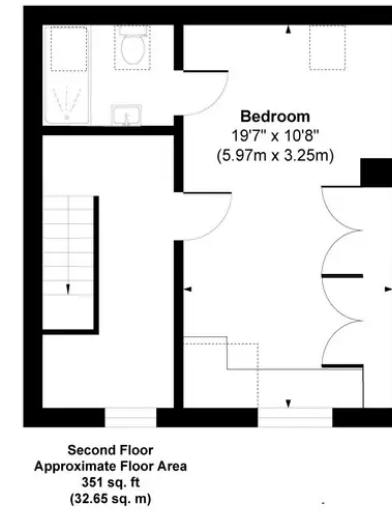
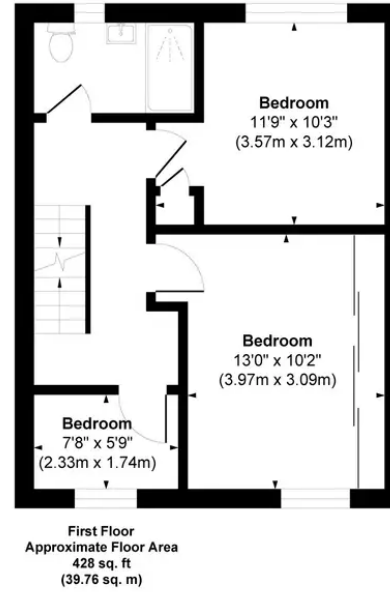
SCHOOLS - Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

STATION Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 1446 sq. ft / 134.44 sq. m
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