



12 Westlands Road, Lindfield, West Sussex, RH16 2SR

Guide Price £710,000 Freehold

Mansell McTaggart Lindfield



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

A well presented 4 Bedroom, 2 Bath/Shower Room detached bungalow + private and sunny South Facing Rear Garden + Driveway, Double Garage and is walking distance of the village Common and local shops.

- The 1,162 sq ft of accommodation comprises: **Entrance Hall** with parquet flooring
- **Shower Room/WC** fitted white suite, low level WC, wash basin and tiled cubicle
- **Bedroom 3** and **Bedroom 4 / Study**, with fitted shelving / desk / cupboards
- Upper **Hall** parquet flooring, storage/airing cupboards and loft hatch (ladder/lighting/part boarded)
- **Bedroom 1** and **Bedroom 2** with built-in wardrobes, radiators and front windows
- Bright and airy triple aspect open plan **Sitting / Dining Room** parquet flooring and rear double doors
- Re-fitted **Kitchen / Breakfast Room** fitted units, worksurfaces, space for tall fridge freezer, space and plumbing for appliances, integrated eye level oven/grill and 5-ring gas hob plus side door
- **Family Bathroom** re-fitted modern white suite, enclosed bath, central mixer tap, low level WC, wash basin, heated towel rail and opaque side window
- Gas central heating and uPVC double glazing
- **Outside** - Lawned front garden flanked by a **Private Driveway** for 2 vehicles. **Double Garage** electric up and over door, power, lighting, gas / electric meters, fuse box and door to garden. Gated side access into the L-Shaped private and sunny **South Facing Rear Garden** (66' max deep x 61' max wide) laid to an expanse of lawn, patio areas, water taps, fenced and brick wall boundaries.



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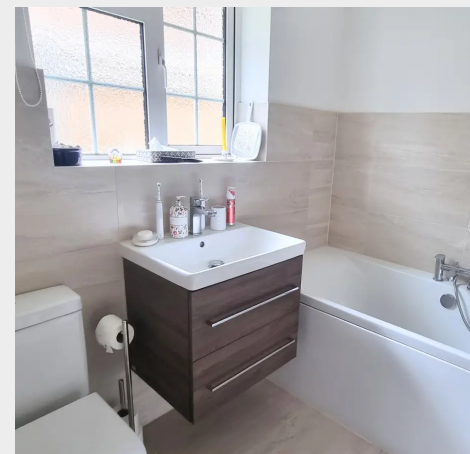
**EPC Rating: D and Council Tax Band: F**

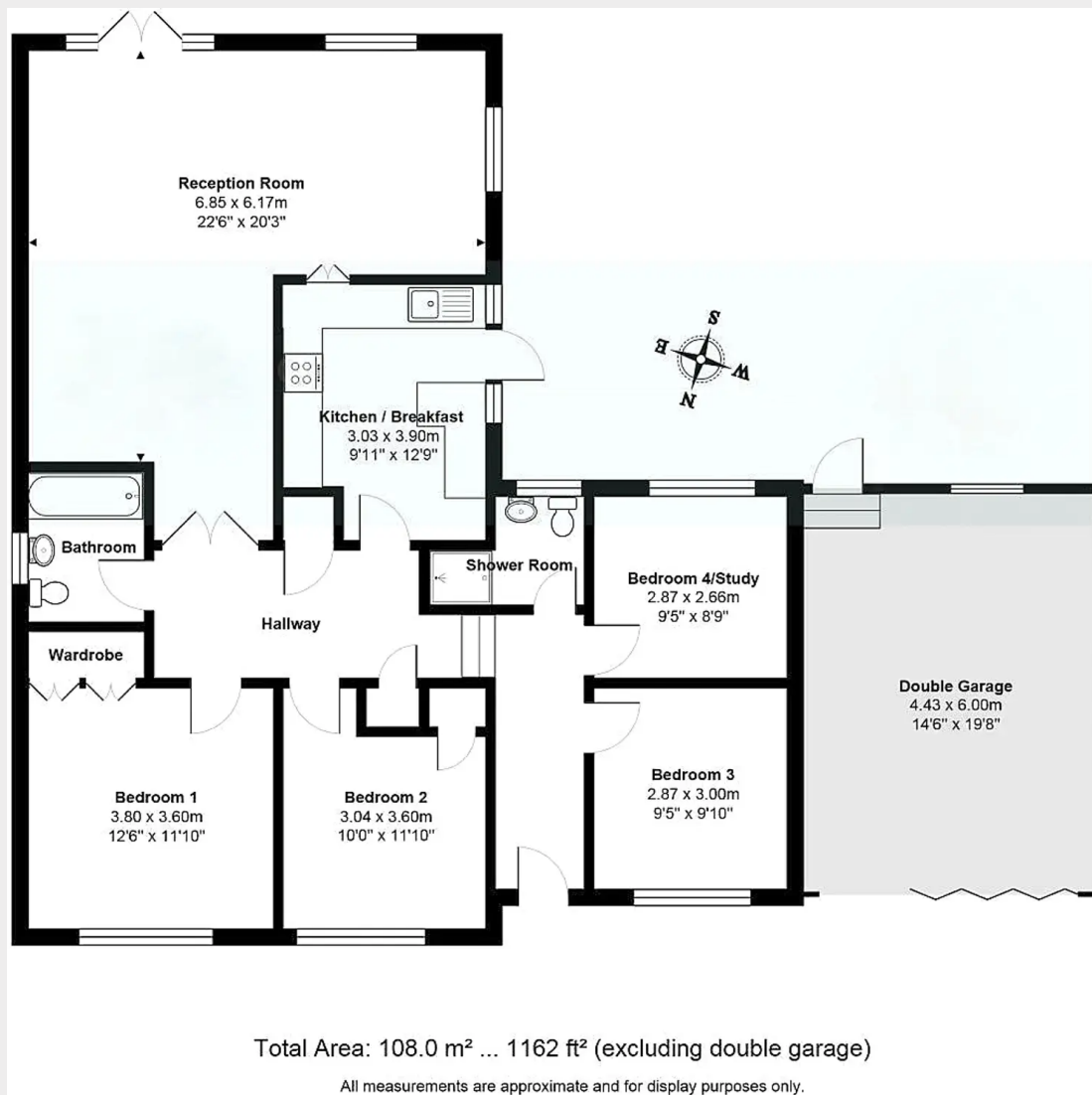
**LOCATION** - This property is located midway along Westlands Road surrounded by varying size houses and bungalows are is convenient for the village's facilities. The picturesque tree-lined village High Street is approximately half a mile with a traditional range of shops, stores, boutiques, churches, pond, common and its historical period properties. The Village Common hosts several events throughout the year. Lindfield also has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

**SCHOOLS** - There are two excellent primary schools within walking distance as well as Oathall Community College (secondary school) and Haywards Heath Sixth Form College is in neighbouring Haywards Heath. The local area is well served by several independent schools including: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

**STATION** - Haywards Heath railway station is within 1.5 miles offering fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton (20 mins).

**BY ROAD** - Access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the east) and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid (linking with Gatwick Airport and the M25).





## Mansell McTaggart Estate Agents

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