



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

Guide Price £425,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

**A well presented 3 Bedroom terrace home situated
in a tucked away cul-de-sac a short walk of the
village Common + NO CHAIN**

- Extended to the front creating a useful **Entrance Porch** ideal for coats /boots. Inner door into the **Reception Hall** with stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite and opaque front window
- **Kitchen** fitted with a range of units at eye and base level, space and plumbing for domestic appliances, 4-ring gas hob, eye level oven/grill, sink unit and door to garden
- Front to back double aspect **Sitting / Dining Room** bright and airy with sliding doors onto the garden
- **First Floor** - landing with hatch to the insulated loft space (ladder/lighting/part boarded)
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Family Bathroom** white suite, enclosed bath, shower unit, low level WC, wash basin, heated towel rail, tiled walls and opaque window
- **Benefits** include: Gas fired central heating to radiators and uPVC double glazed windows
- **Outside - Front Garden** with newly laid paved area (space for bins), lawn and gas meter box.
- Access around to the **Rear Garden** with full width paved patio adjoins the house, shaped lawn, newly laid bottom patio with garden shed, timer fencing and water tap.
- Residents **Parking Area** to the front + single **Garage** (16'10 x 8'2) to the rear.



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EPC Rating: C and Council Tax Band: D

LOCATION

This property is situated in a residential no through road 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.

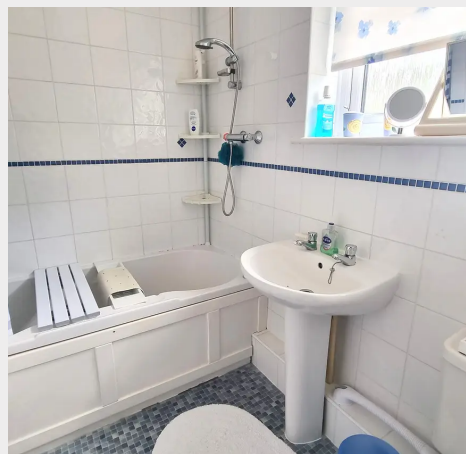
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

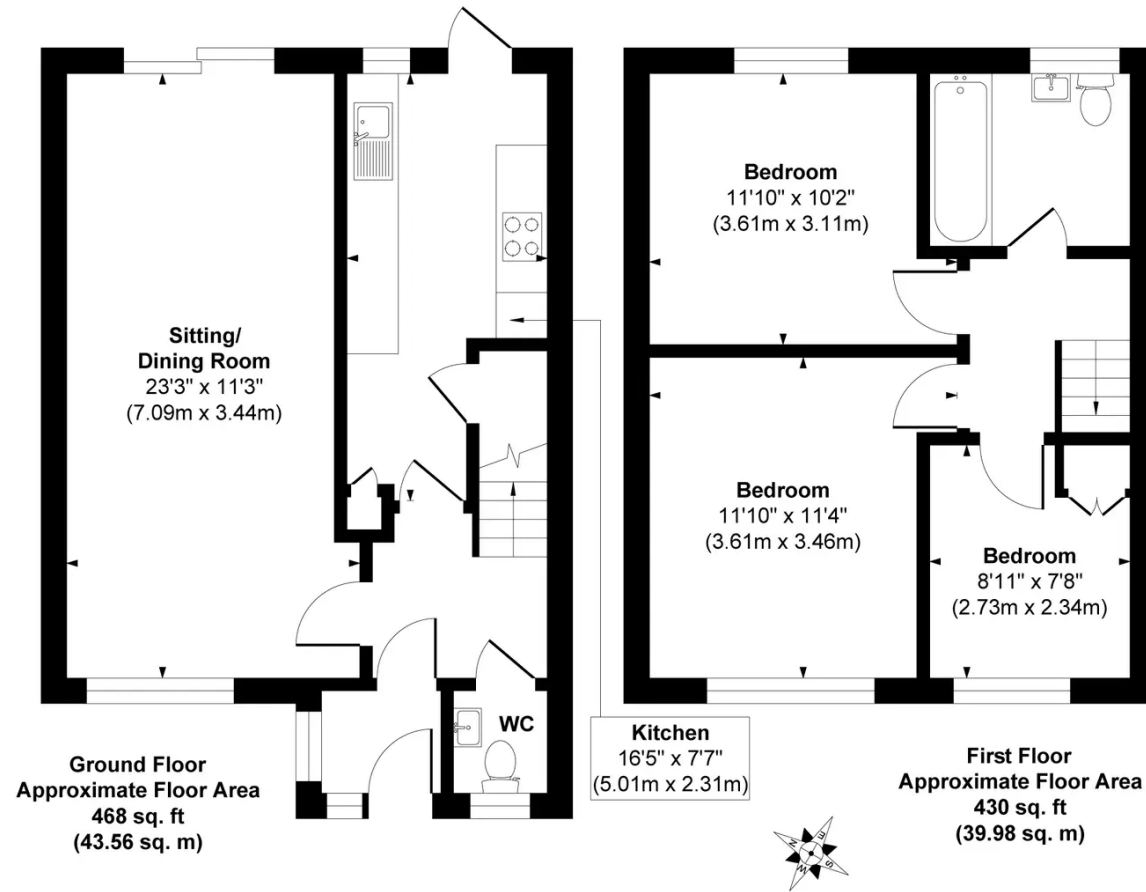
SCHOOLS

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 (15mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 898 sq. ft / 83.54 sq. m

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