



18 Fieldway, Lindfield, West Sussex, RH16 2DD

Mansell McTaggart Lindfield



Guide Price **£440,000 Freehold**

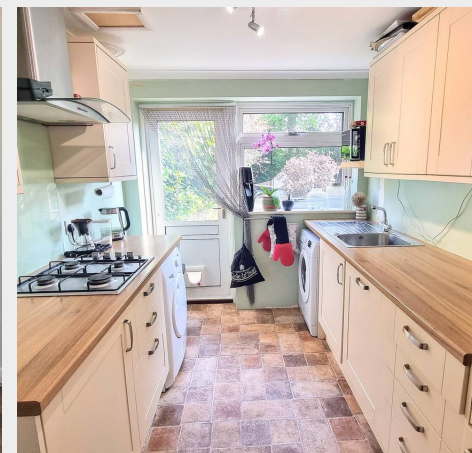
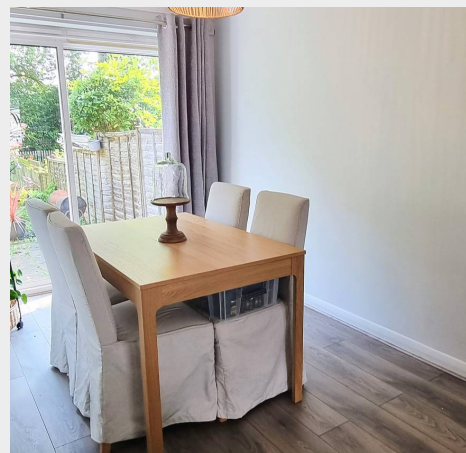


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POPULAR + CONVENIENT LOCATION

A well presented 3 Bedroom terrace house situated in a highly sought after village location walking distance to all local facilities

- Spacious **Entrance** extended in 2019 creating a generous Hallway + stairs to first floor
- Bright and airy open plan double aspect **Sitting / Dining Room** with feature wood burner, storage cupboard housing consumer unit and meters, front window and patio doors to garden
- **Kitchen** fitted with a range of units at eye and base level, worksurfaces, eye level oven/grill, 4-ring gas hob, space and plumbing for domestic appliances, space for tall fridge freezer, window and door to garden
- **First Floor:** landing with hatch to loft space (ladder, lighting, boarding)
- **Bedroom 1** radiator and front window
- **Bedroom 2** radiator and rear window
- **Bedroom 3** radiator, storage cupboard and front window
- Separate **Family Bathroom** re-fitted in 2017 with a modern white suite, shaped bath, shower attachment plus oversized drench shower head, low level WC, wash basin with drawer below, mirror fronted medicine cabinet, heated towel ladder, tiled floor / walls and opaque rear window
- Gas central heating, double glazed windows, replacement internal wooden doors
- **Excellent Potential** for a rear extension, if required (STPP)



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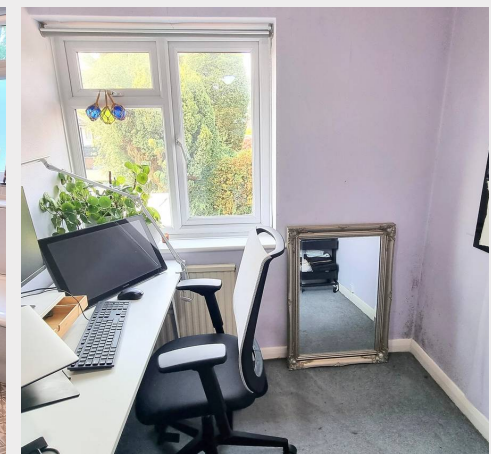
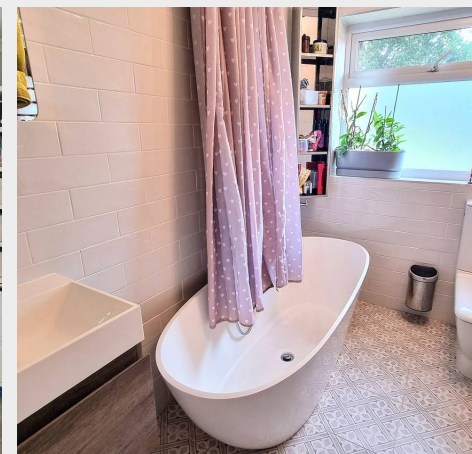
EPC Rating: C and Council Tax Band: D

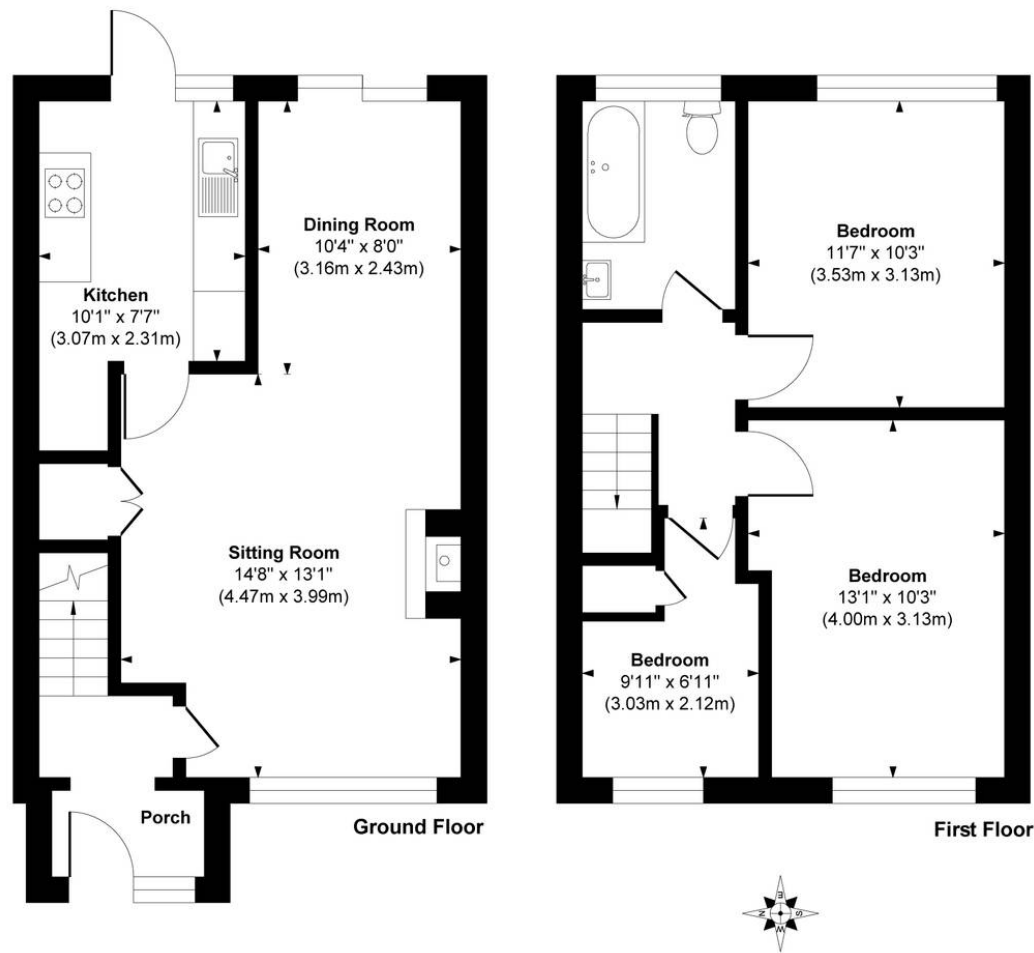
- **Front Garden** laid to lawn with re-laid paved pathway
- 96' x 16' sunny **East Facing Rear Garden** with paved patio adjoining the house, shaped lawns, picket fencing, flower beds, water tap and gated access at the bottom
- **Single Garage** located in a nearby block

LOCATION - This property occupies a pleasant position in a highly regarded road on the western side of Lindfield and is conveniently placed for all village facilities including the picturesque High Street which offers a traditional range of shops, stores, boutiques, churches, pond and common. 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 A27 and A/M23 linking with Gatwick Airport and M25.

SCHOOLS - Lindfield Primary (1.1 mile), Blackthorns Primary (1.2 mile), Oathall Community College (1.2 mile). The local area is well served by several independent schools including: Great Walstead (2.2 miles) and Ardingly College (2 miles).





Approximate. Gross Internal Floor Area 845 sq. ft / 78.59 sq. m
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