





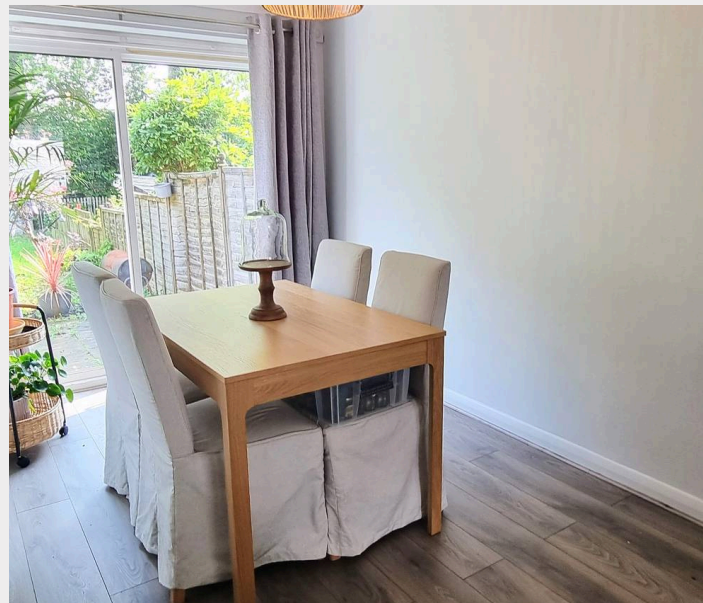
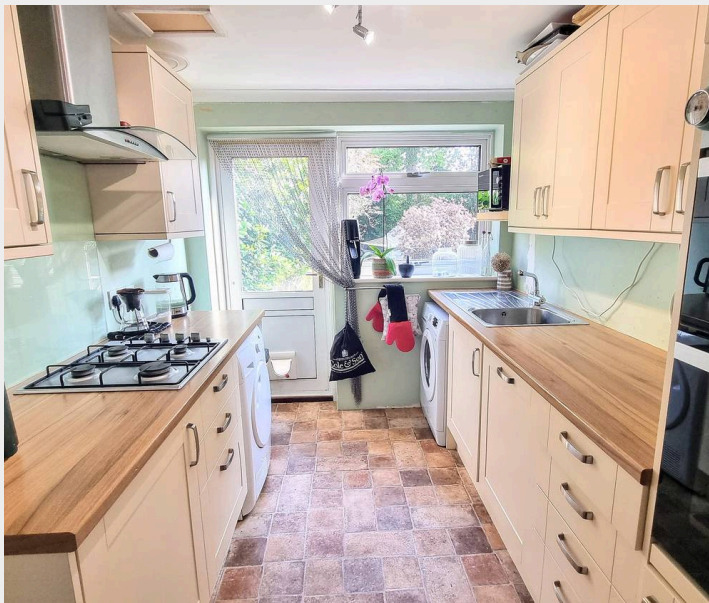


## 18 Fieldway, Lindfield, West Sussex, RH16 2DD

**\*POPULAR VILLAGE LOCATION\***

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

- Spacious **Entrance** extended in 2019 creating a generous Hallway
- Bright and airy open plan double aspect **Sitting / Dining Room** with feature wood burner + patio doors to the garden
- **Kitchen** fitted with a range of units, oven/grill/gas hob, space for domestic appliances + door to garden
- **First Floor** landing – loft hatch
- **3 Bedrooms** (2 Doubles + 1 Single or Home Office)
- Separate **Family Bathroom** re-fitted in 2017 with a modern white suite
- Gas fired central heating to radiators
- uPVC double glazed windows
- Replacement internal wooden doors
- Excellent potential for a rear extension, if required (STPP)
- Lawned **Front Garden** with paved path
- 96' x 16' sunny **East Facing Rear Garden**
- Single **Garage** located in a nearby block





# 18 Fieldway, Lindfield, West Sussex, RH16 2DD

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

## 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.

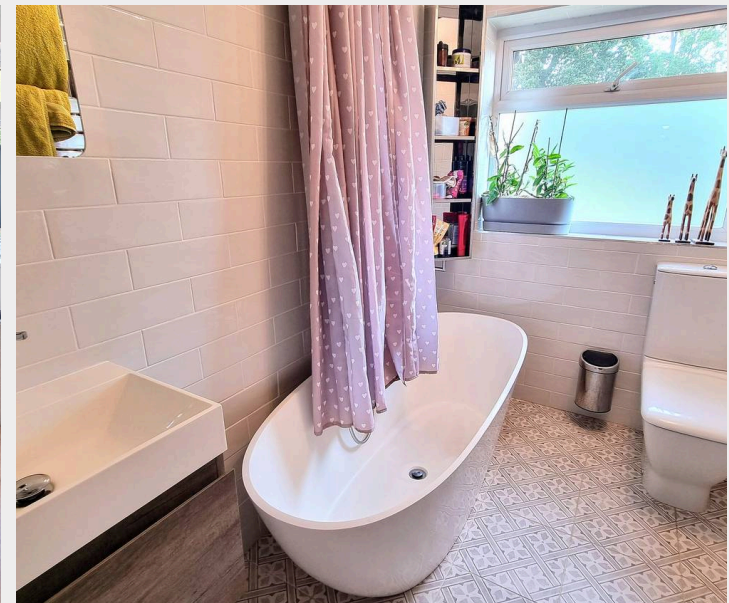
## BY ROAD

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

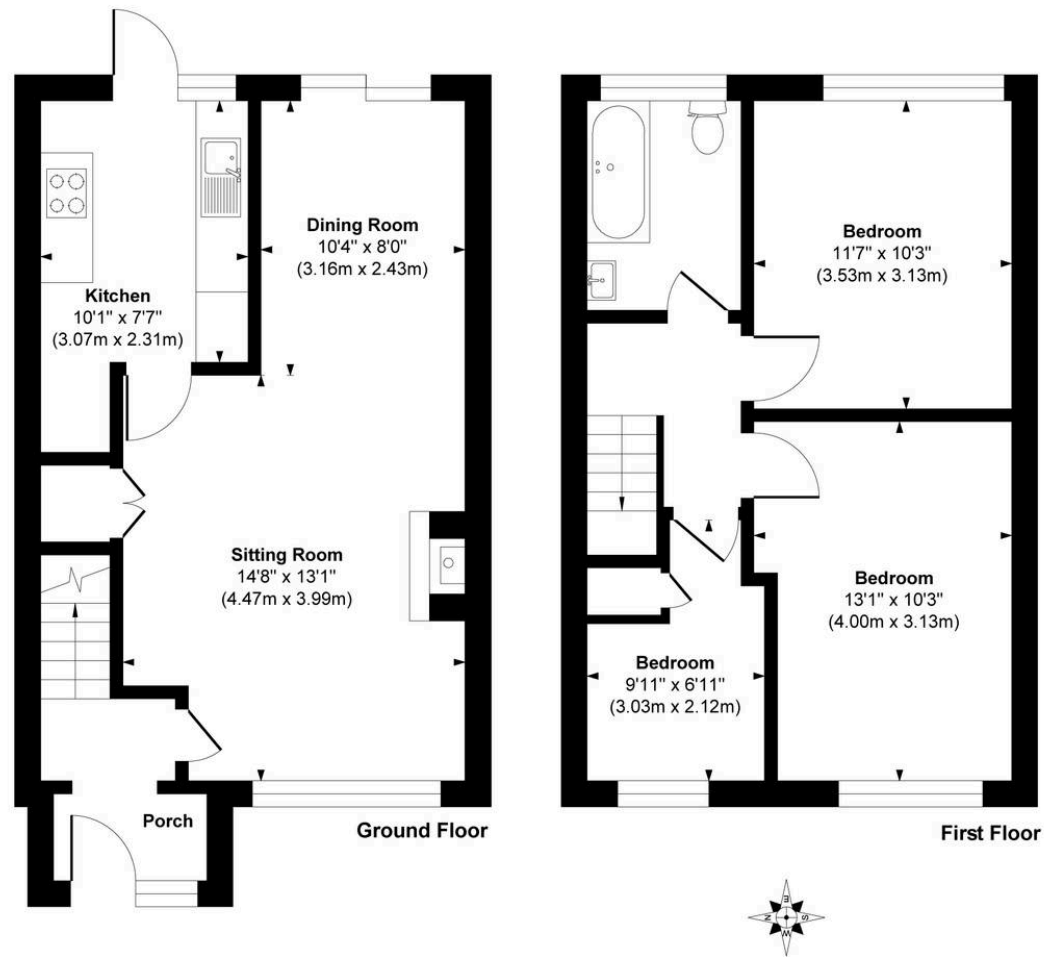
## SCHOOLS

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).

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

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## Mansell McTaggart Estate Agents

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