



15 Appledore Gardens, Lindfield, West Sussex, RH16 2ES

Guide Price £500,000 Freehold

Mansell McTaggart Lindfield

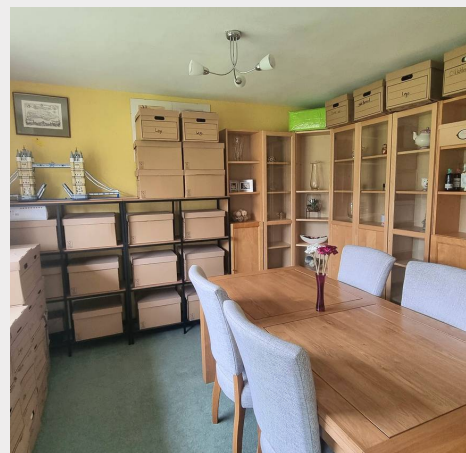


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A FLEXIBLE 2/3 BEDROOM DETACHED CHALET VILLAGE PROPERTY - CONVENIENT LOCATION WITH EXCELLENT POTENTIAL FOR ENLARGEMENT (STPP)

The accommodation comprises:

- **Reception Hall** stairs to first floor
- Ground floor **Bathroom** re-fitted with a white suite + separate **Cloakroom/WC**
- Double aspect **Kitchen** fitted with a range of units at eye and base level, rear window and side door, space and plumbing for domestic appliances
- **Sitting Room** overlooking and accessing the rear garden
- Separate generous **Dining Room** / optional **Bedroom 3** with front window
- **First Floor**: landing with eave storage
- **2 Double Bedrooms** + eave storage
- Outside - to the front is a **Private Driveway** for 2 vehicles leading to the **Single Garage** central doors, power, lighting and personal door to garden
- Sunny **60' x 40' South Facing Rear Garden** laid to patio adjoining the house with ideal seating area, steps down to the shaped lawn, timber fencing and water tap
- Gas fired central heating and double glazed windows
- An excellent opportunity for alteration / extension / development, if required (STPP)
- Walking distance to local Primary / Secondary schooling + village Common / High Street and Haywards Heath mainline railway station



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EPC Rating: E and Council Tax Band: D

LOCATION

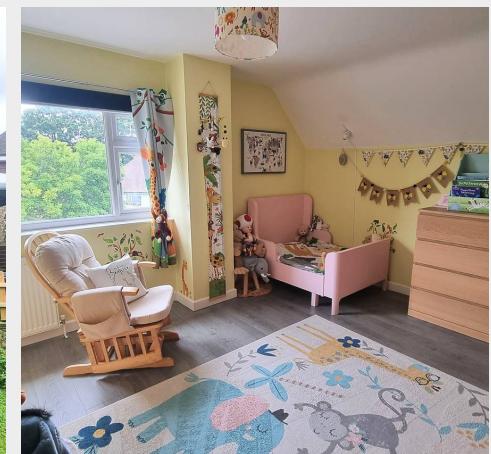
This property is convenient for all village facilities including the village High Street which offers a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road access to the major surrounding areas can be gained via the A27 and the A23/M23 linking Gatwick Airport and the M25.

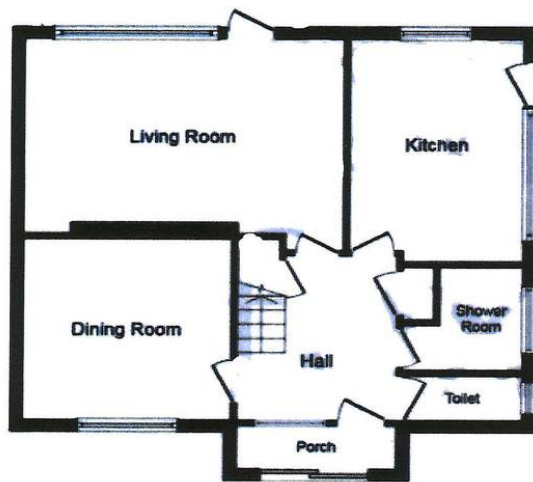
SCHOOLS

Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.3 miles), Oathall Community College Secondary School (0.2 miles). This local area is well served by independent schools including: Great Walstead (2 miles) and Ardingly College (2.7 miles)

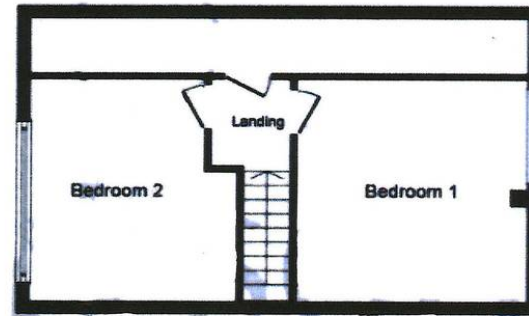
STATION

Haywards Heath mainline railway station (0.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

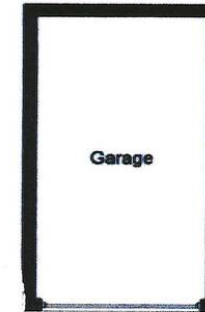




Ground Floor



First Floor



Garage

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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LIVING ROOM: 17' 10 (max) x 12' 4 (max) (5.44m max x 3.76m max)

KITCHEN: 12' 10 (max) x 9' 2 (max) (3.91m max x 2.79m max)

DINING ROOM / BEDROOM 3: 11' 8 x 11' 8 (3.56m x 3.56m)

First Floor : BEDROOM 1: 12' 10 x 12' 2 (3.91m x 3.71m)

BEDROOM 2: 12' 10 x 11' 6 (3.91m x 3.51m)

Mansell McTaggart Estate Agents

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