



11 Beckworth Lane, Lindfield, West Sussex, RH16 2EH

Mansell McTaggart Lindfield

Guide Price £975,000 Freehold

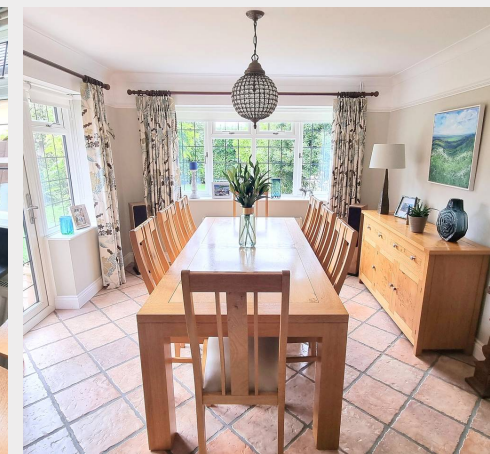
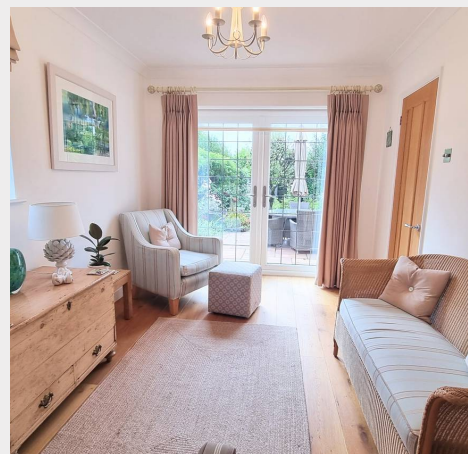


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**** A FIRST CLASS VILLAGE HOME BUILT IN 1953
WITH LATER EXTENSIONS ****

**A stunning family home situated in a highly sought
after cul-de-sac location. 4 Bedrooms, 3 Reception
Rooms, 2 Bath/Shower Rooms + Private Driveway +
South West Facing Rear Garden**

- Pitched and tiled **Entrance Canopy**. Extended double aspect **Reception Hall** storage cupboard and stairs to first floor
- **Cloakroom/WC** fitted white suite, low level WC and wash basin
- **Kitchen/Breakfast Room** re-fitted with a range of units at eye and base level, integrated dishwasher, washing machine, fridge/freezer, breakfast bar and space for 5-ring gas hob range cooker
- Squared arch into the double aspect **Dining Room** rear window and door to garden
- Double aspect **Sitting Room** door to garden and feature wood burner, hearth and mantle
- Flexible **Reception Room** 2nd Sitting / Family / Play Room, garden access and **Store Room**
- **First Floor** landing with side window and Velux, hatch to loft space and airing cupboard with hot water cylinder and Worcester gas boiler
- Double aspect **Principle Bedroom** with 2 double width built-in wardrobes, side and rear windows. **En-Suite Bathroom** re-fitted with a modern white suite, enclosed bath, low level WC and wash basin
- **3 further generous Bedrooms**
- **Family Shower Room** re-fitted with a modern white suite, walk-in shower enclosure, low level WC and wash basin



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EPC Rating: C and Council Tax Band: F

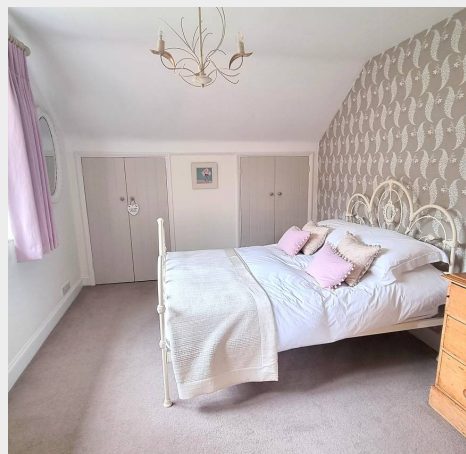
- Block paved **40' Private Driveway** with shaped lawn, mature hedging and gated side access
- **85' x 40' South West Facing Rear Garden** arranged as several paved patio / seating areas, shaped lawns, brick pathway, garden shed, fenced boundaries and apple trees

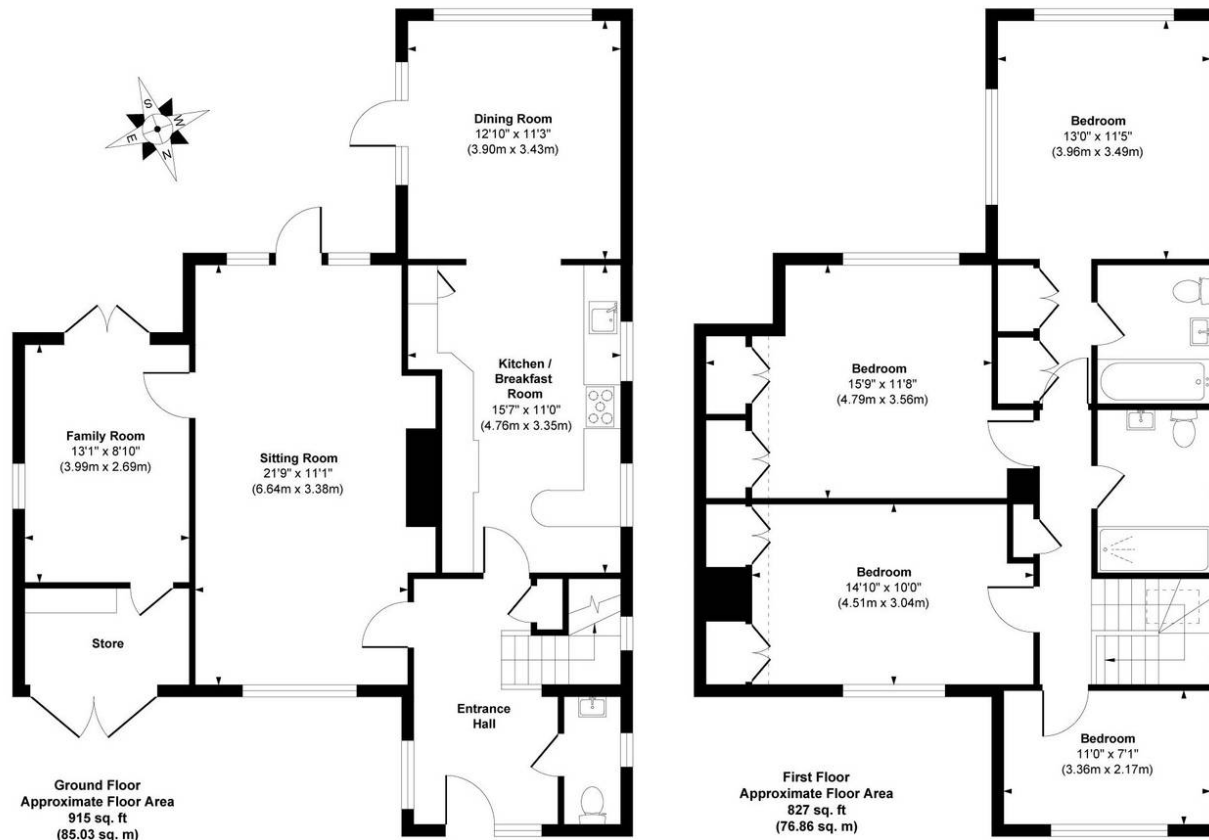
LOCATION - This property occupies a pleasant tucked away position in one of the areas most highly regarded cul-de-sacs convenient for all village facilities. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society and Haywards Heath Golf Club is nearby (1.6 miles).

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

SCHOOLS - Lindfield Primary School (0.4 miles), Blackthorns Primary School (0.5 miles), Oathall Community College Secondary school (0.4 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (3.1 miles).

STATION - Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Floor Area 1742 sq. ft / 161.89 sq. m

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