



**MANSELL
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75 Fieldway, Lindfield, West Sussex, RH16 2DE

Guide Price £425,000 Freehold



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PLEASE WATCH VIEWING VIDEO

3 Bedroom End of Terrace village home with Driveway, Garage + West facing Rear Garden + Vacant Possession. Convenient location, walking distance of the picturesque High Street, highly regarded schools, village Common, Pond + Haywards Heath mainline railway station

- **Canopy** with **Hallway** stairs to first floor
- Open plan double aspect **Sitting / Dining Room** gas fire, sliding doors onto the garden, cupboard housing (meters / consumer unit)
- **Kitchen** re-fitted range of units, worksurfaces, 4-ring gas hob, oven, space for appliances and 'Worcester' gas fired boiler
- **First Floor** landing, side window, hatch to loft space (mostly boarded / ladder / lighting)
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Family Bathroom** re-fitted white suite, bath, digital shower unit, low level WC, wash basin, radiator and opaque window
- uPVC double glazed windows
- Gas fired central heating to radiators
- 26' x 27' **Frontage** with **Private Driveway**
- **Garage** power and lighting
- Side access into the 37' x 17' **West Facing Rear Garden** patio, lawn, decking, water tap and fencing



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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.

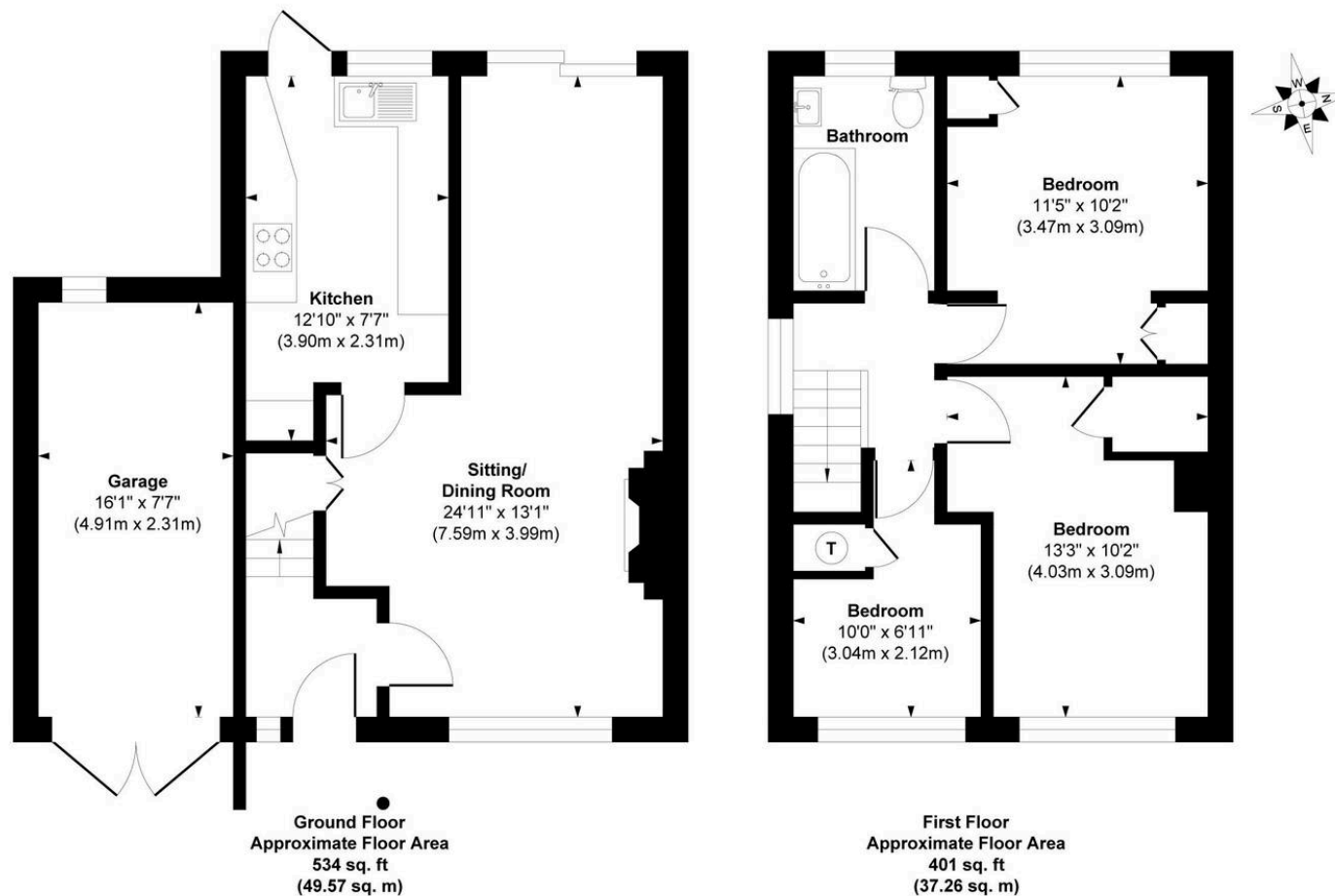
BY ROAD - Access to the major surrounding areas can be gained via the A27 and A/M23 linking with Gatwick Airport and M25.

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).

STATION - Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria / London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).



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Approximate Gross Internal Floor Area 935 sq. ft / 86.83 sq. m (Including Garage)

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