



**MANSELL  
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**1 Francis Road, Lindfield, West Sussex, RH16 2JB**

**Guide Price £535,000 Freehold**





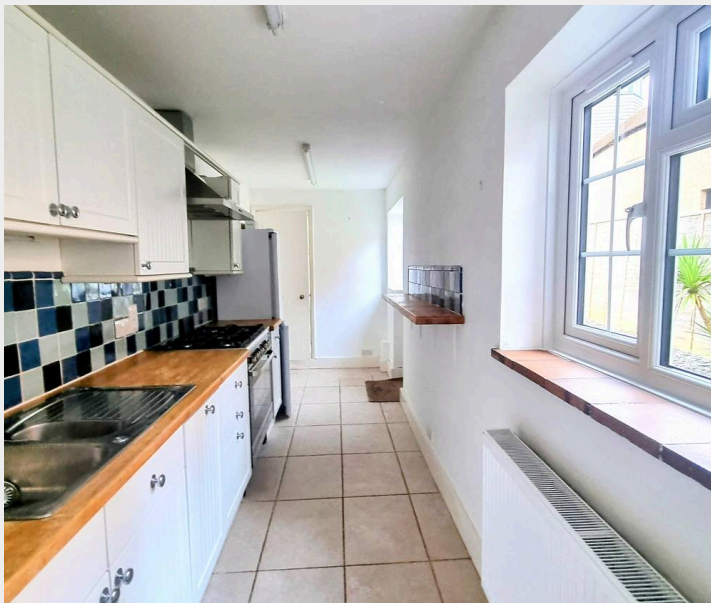
## 1 Francis Road, Lindfield, West Sussex, RH16 2JB

**\*PLEASE WATCH VIEWING VIDEO\***

A charming 2 Bedroom semi-detached Victorian cottage situated in a tucked away position in the heart of this sought after Mid-Sussex village. Only a few moments walk of the picturesque High Street, Common, Pond and Countryside.

### VACANT POSSESSION

- Accommodation spans 3 floors with excellent potential for alteration / enlargement (STPP).
- Useful **Entrance Hall** with side window.
- **Sitting Room** feature fireplace and shelving
- **Dining Room** stairs to first floor, wood block flooring, fireplace, side and rear windows
- **Kitchen** re-fitted with a range of units at eye and base level, space for range cooker, sink units, side door accessing the garden.
- **Utility Room** wall mounted gas fired boiler, space and plumbing for appliances
- **First Floor- Bedroom** front window
- Separate **Bathroom** re-fitted with a white suite, enclosed bath, shower cubicle, low level WC, wash basin and side window
- **Top Floor - Bedroom** side window + deep storage (previously used as Office Space)
- Gas fired central heating to radiators and double glazed windows.
- **Outside - Off Road Parking** to the front.
- Enclosed 35' sunny **West Facing Rear Garden** gated side access, paved patio, plants, flowers and shrubs, shed and timber fencing.





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

## LOCATION

The property is situated towards the top of this no-through road and is a short walk of local shops, stores, boutiques, churches, pond, common and historical 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 A272 and the A23/M23 linking with Gatwick Airport and the M25.

## SCHOOLS

Lindfield Primary (0.7 miles), Blackthorn Primary (1.1 miles), Oathall Community College (1.2 miles). Haywards Heath Sixth Form College (2.3 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (2.7 miles).

## STATION

Haywards Heath mainline railway station (1.8 miles) - fast and regular services to London Victoria / London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).



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## Mansell McTaggart Estate Agents

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