



71 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LU

Guide Price **£620,000 Freehold**

Mansell McTaggart Lindfield



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An extended 4 Bedroom, 2 Bath/Shower Room semi-detached family home situated on a tucked away SOUTH WEST FACING CORNER PLOT. Walking distance to village facilities. Driveway and Garage.

The property was extended in 1991 and the accommodation comprises:

Entrance Porch inner door to **Entrance Hall** stairs to first floor, storage cupboards. **Cloakroom/WC** fitted white suite, wall mounted Vaillant gas boiler. Double aspect L-shaped **Sitting / Dining Room** electric fireplace (new 2020 / potential for wood burner), sitting area, space for table / chairs or Home Office. Fully re-fitted double aspect **Kitchen / Breakfast Room** (2023), front and rear doors, fitted range of modern units, electric hob, eye level double oven/grill, space for appliances and worksurfaces.

First Floor - landing, airing cupboard (hot water cylinder / shelving), hatch to roof void (ladder / lighting). **Bedroom 1** double aspect, triple width wardrobes. **En-Suite** fitted suite, shower cubicle, wash basin, medicine cabinet with lighting . **3 further Bedrooms** and **Family Bathroom** fitted white suite, bath, shower unit, screen, low level WC, wash basin and window.

Benefits include a generous 2 storey side extension, gas central heating (new boiler and radiators in 2017) and uPVC double glazed windows.



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EPC Rating: D and Council Tax Band: E

OUTSIDE - lawned Front and Side Gardens. To the rear is a **Driveway** for 1-2 vehicles and **Garage** up and over door, power, lighting plus door into the garden. Gated rear access into the sunny **South West Facing Rear Garden** (56' wide x 26' deep) slightly irregular shape as corner plot location. Paved patio, areas of shaped lawn, flower beds and water tap.

LOCATION - This property is situated in a pleasant residential no through road location just off the Lewes Road. 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.

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.

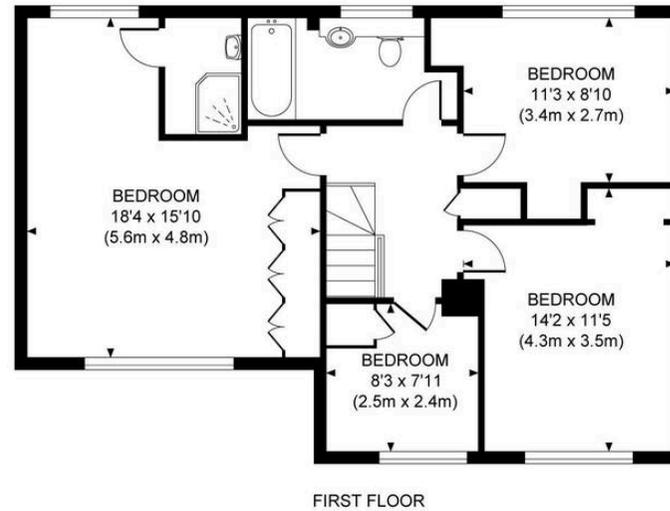
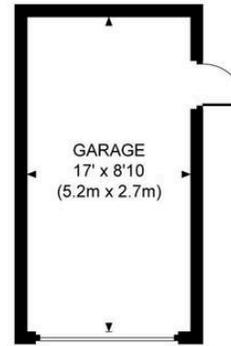
SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.3 miles) and Ardingly College (3.3 miles).

STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
1511 sq ft / 140.4 sq m
Approximate Gross Internal Area Outbuildings
149 sq ft / 13.9 sq m



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