



**MANSELL
McTAGGART**
— Trusted since 1947 —



2 Denmans Close, Lindfield, West Sussex, RH16 2JX

Guide Price £1,200,000 Freehold

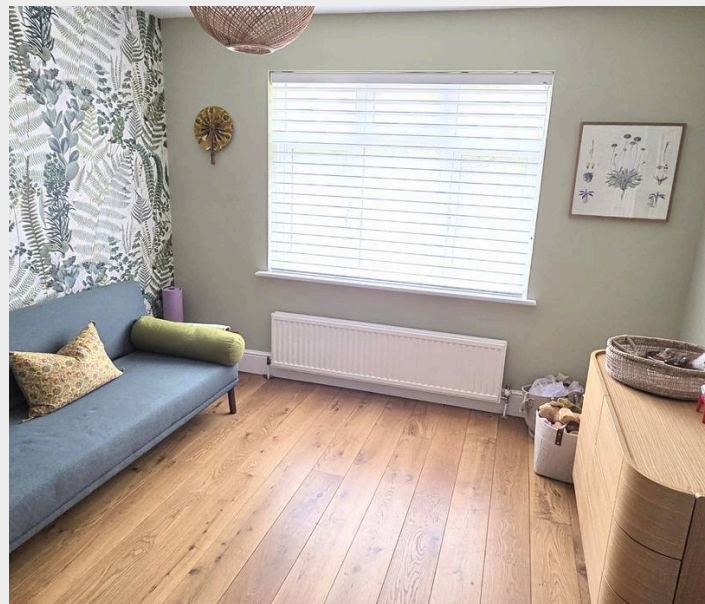


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PLEASE WATCH VIEWING VIDEO

A stunning village family home tucked away in a highly sought after private road location within a few minutes walk of the picturesque High Street. 4 Bedrooms, 3 Reception Areas and 2 Bath/Shower Rooms 2,246 sq ft). NO CHAIN

- **Entrance Hall** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Double aspect bay fronted **Sitting Room** feature woodburner
- Double aspect **Dining Room** bi-folding doors onto the garden
- **Kitchen / Breakfast Room** re-fitted with extensive fitted soft close units, breakfast area, fitted appliances + display cupboards
- **Utility Area** space and plumbing for appliances + door to garden
- **Family Room** a multi purpose Reception Room (ideal TV Room / Play Room)
- **First Floor** landing, loft hatch and side window
- **4 Bedrooms** (3 Doubles + 1 Single)
- **En-Suite Shower Room** + **Family Bath/Shower Room** both fitted with modern white suites
- 55' x 43' **South East Facing Rear Garden** full width patio, shaped lawn, colourful flower beds, seating area with floating benches, water tap, lighting and shed
- **Private Driveway** for several vehicles
- **Garage** electric door (excellent potential to convert if required)
- Gas fired central heating + double glazed windows



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EPC Rating: C and Council Tax Band: F

LOCATION

This beautiful home is situated in one of the villages most central, yet tucked away, no through Private Road locations. Only a few minutes walk of picturesque High Street, local pubs, shops, stores, boutiques, Churches and Pond. 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 M25.

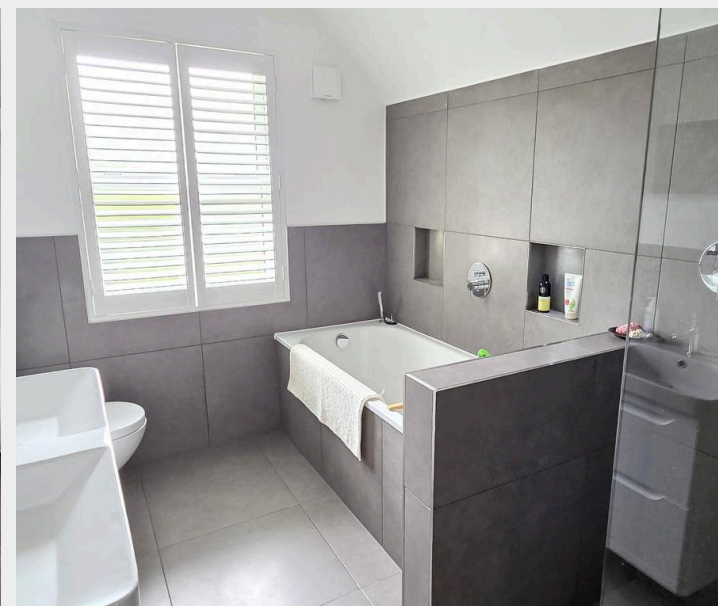
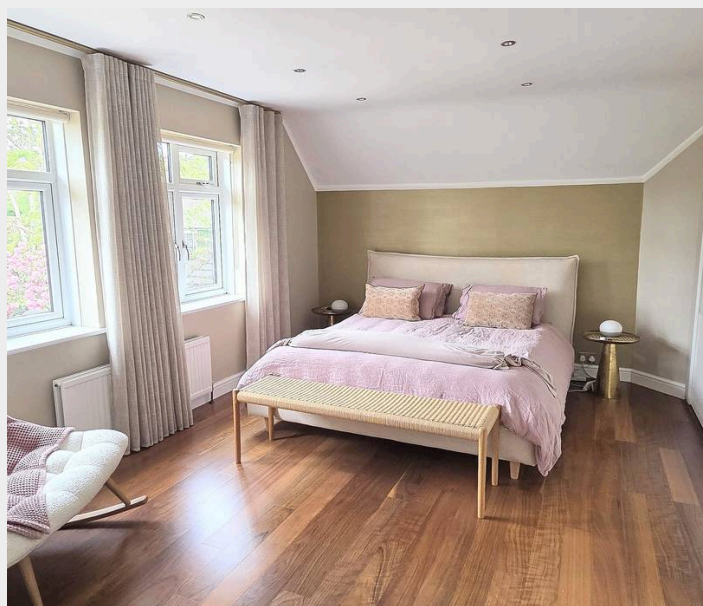
SCHOOLS

Lindfield Primary School (0.4 miles), Blackthorns Primary School (1.1 miles) and Oathall Community College Secondary School (1.0 mile). The local area is well served by several independent Schools: Great Walstead (1.5 miles) and Ardingly College (2.5 miles).

STATION

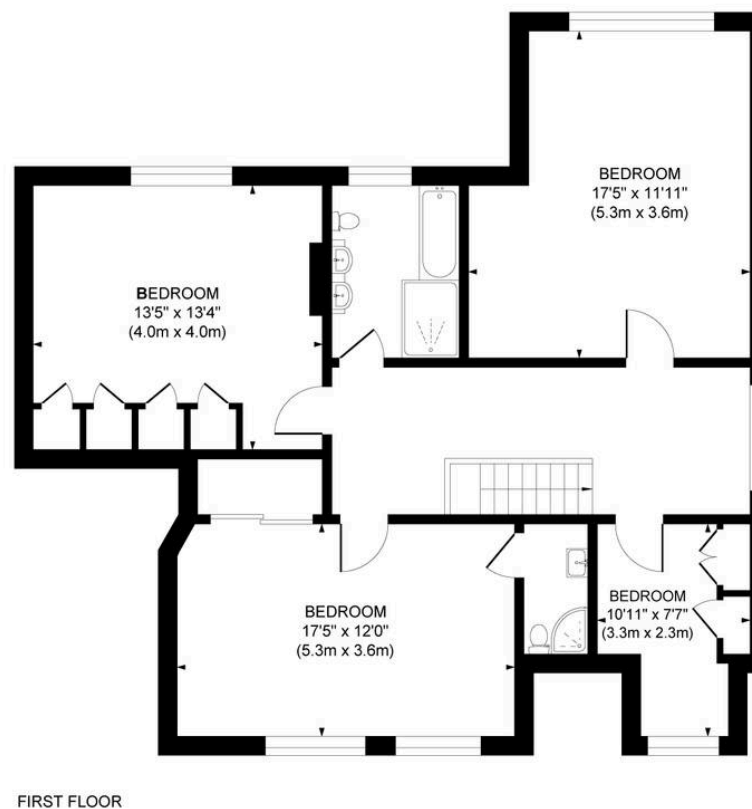
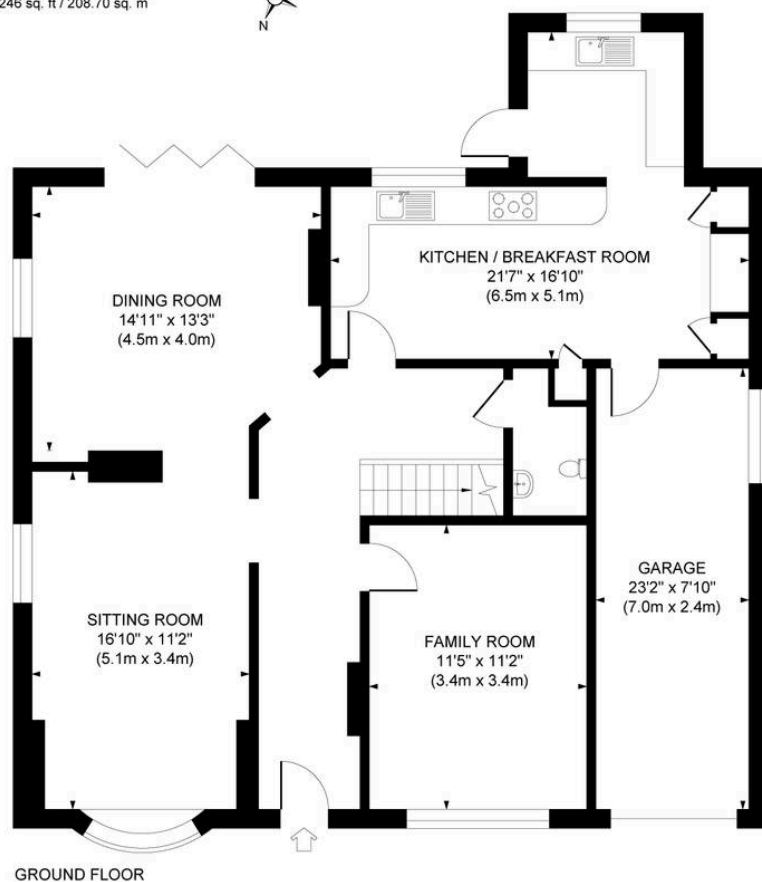
Haywards Heath mainline railway station (1.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Area

2246 sq. ft / 208.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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