



**MANSELL
McTAGGART**
— Trusted since 1947 —



'York Cottage' 1 High Street, Lindfield, West Sussex, RH16 2HG

Guide Price £785,000 Freehold



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

A centrally located 3 Bedroom, 3 Reception Room, 2 Bath/Shower Room semi-detached Victorian character home situated directly opposite the wonderful village Common. Mature and secluded West Facing Rear Garden

- A charming Victorian cottage with sympathetic later additions + offers scope for further enlargement, if required (STPP)
- **Entrance Hall** storage + stairs to first floor
- **Sitting Room** wooden floor, front sash window and feature wood burner
- Adjoining flexible **Reception Room** (Family / Play / Music / Dining Room)
- Open plan **Kitchen / Breakfast Room** fitted range of units, glazed display cupboards, fitted twin plate Rayburn, integral appliances + space for table and chairs
- **Conservatory** pitched roof with doors out to the sunny rear garden
- **Cloakroom/WC / Shower** fitted white suite
- **First Floor** split level landing - airing cupboard with hot water cylinder and loft hatch
- **3 Double Bedrooms** (all with built in cupboards)
- **Family Bathroom** fitted with a white suite
- **Front Garden** 45' x 25' gated entrance, paved path and lawn
- **Secluded Rear Garden** 57' x 25' patio areas, lawn, mature flowering plants, fruit bushes and herbs.



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EPC Rating: E and Council Tax Band: F

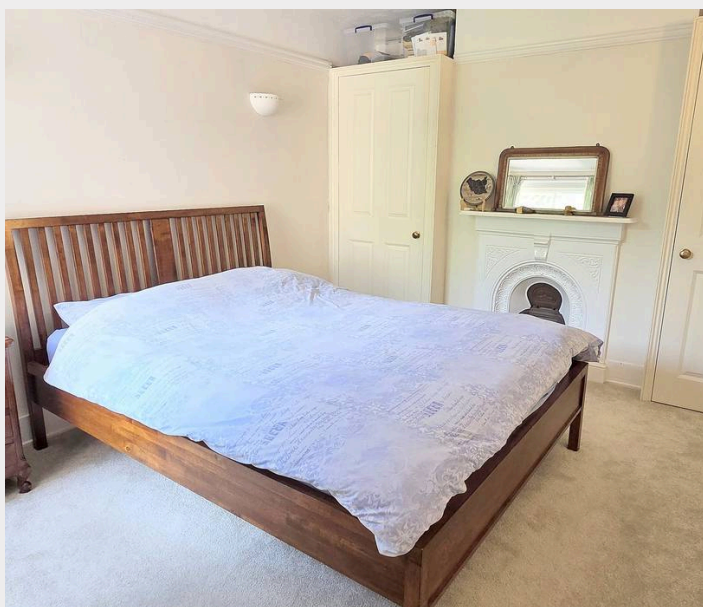
LOCATION - The property is situated on one of the most picturesque Sussex village High Streets and is surrounded by other beautiful and ancient character buildings. This bustling High Street has a traditional range of shops, boutiques, restaurants, pubs, Churches and landmark duck pond. The village Common holds several events throughout the year and there are numerous leisure groups and sport clubs. A regular **BUS SERVICE** runs through the village linking with the surrounding districts.

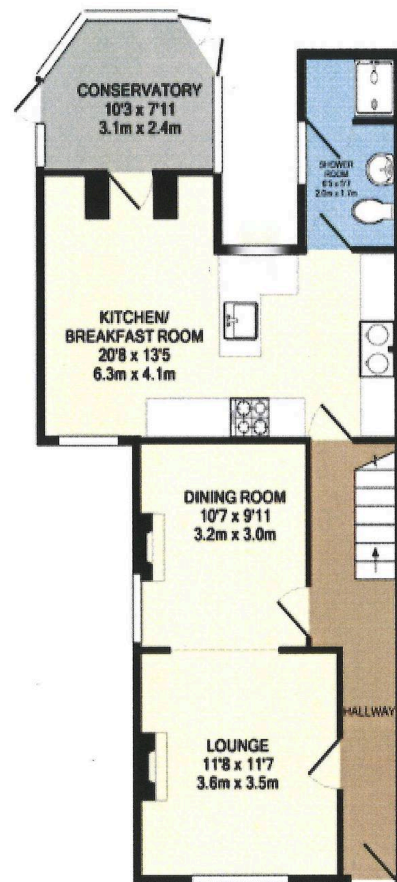
The village is also surrounded by glorious countryside and there are several beauty spots close by including Chailey and Ditchling Common Nature Reserves, the Ashdown Forest, the South Downs National Park and National Trust Gardens.

SCHOOLS - Lindfield Primary (500 yards) Blackthorns Primary (0.6 mile) Oathall Community College (0.8 miles) Central Sussex Sixth Form College (1.8 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (2.3 miles).

STATION - Haywards Heath mainline railway station (1.3 miles) provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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