





78 Fieldway, Lindfield, West Sussex, RH16 2DE

PLEASE WATCH VIEWING VIDEO

An immaculately presented 3 Bedroom End of Terrace village home with 2 Reception Rooms and 1 Family Bathroom. The property has been refurbished to a high standard in recent years.

- **Reception Hall** stairs to first floor
- Wonderful open plan full width **Kitchen / Dining Room** fitted with a range of Bosch & Candy appliances including washing machine, dishwasher, eye level oven/microwave, space for table and chairs
- Separate **Sitting Room** with feature woodburner (2022) and understairs storage (new consumer unit, 2022)
- **First Floor** landing, side window + loft hatch (ladder, lighting + part boarding)
- **3 Bedrooms** (2 Doubles + 1 Single)
- Modern black and white **Family Bathroom** re-fitted in 2022
- **Front Garden** laid to lawn
- 35' x 17' **West Facing Rear Garden** patio and lawn with timber fencing
- **Single Garage**
- Extra block paved **Parking** in front of the house added in 2022
- Gas fired central heating to radiators
- uPVC double glazing (replaced glass 2023)
- Potential for extension, if required (STPP)
- Walking distance to all local facilities, schooling and mainline railway station



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EPC Rating: D and Council Tax Band: D

LOCATION

This property occupies a pleasant position in a sought after road on the western side of Lindfield. 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 A272 and the A/M23 linking Gatwick Airport and the M25.

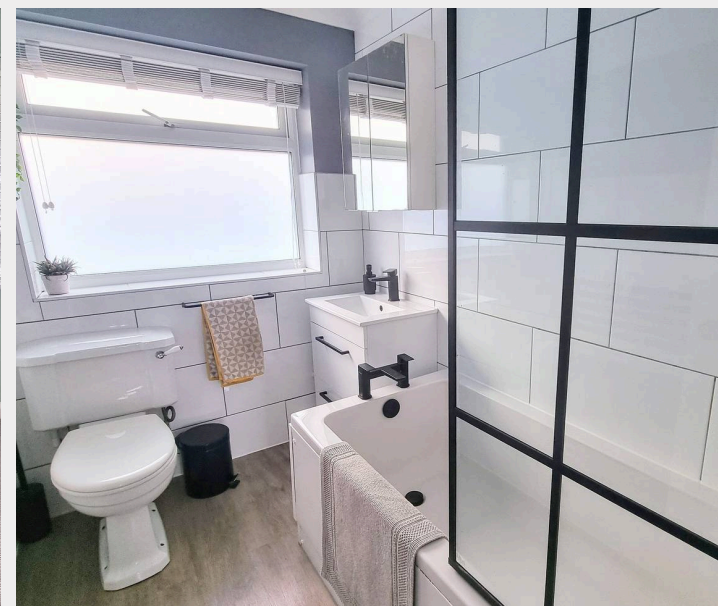
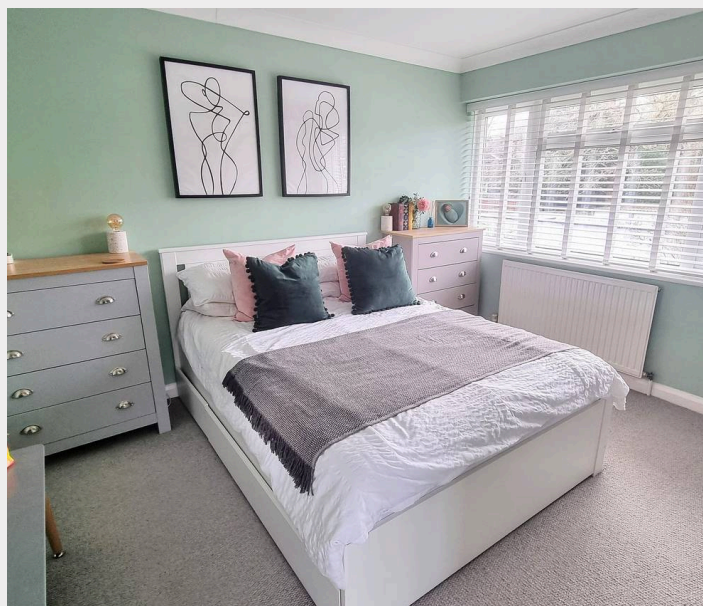
SCHOOLS

Lindfield Primary (1 mile), Blackthorns Primary (1.1 mile), Oathall Community College (1.1 mile). The local area is well served by several independent schools including: Great Walstead (2.1 miles) and Ardingly College (1.9 miles)

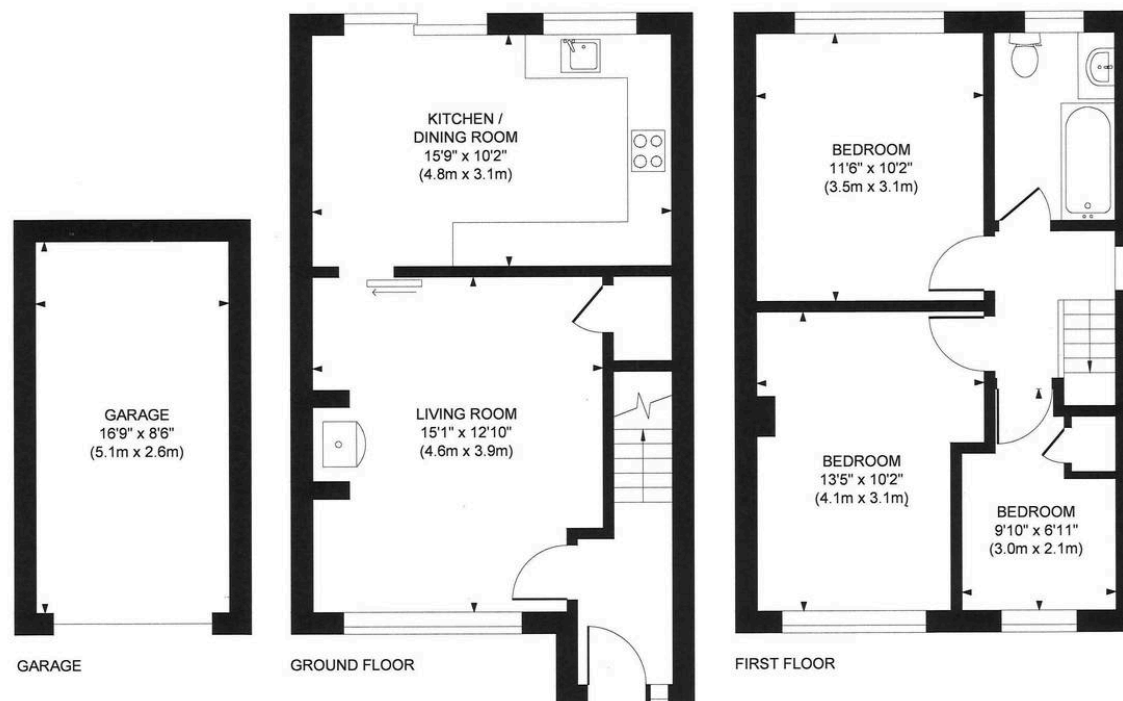
STATION

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 Area
 Main House 850 sq. ft / 78.99 sq. m
 Garage 144 sq. ft / 13.41 sq. m
 Total 994 sq. ft / 92.40 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.

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