



16 Sorrel Close, Lindfield, West Sussex, RH16 2EA

Mansell McTaggart Lindfield

Guide Price **£425,000** Freehold



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PLEASE WATCH VIEWING VIDEO

A tucked away 2 Double Bedroom end of terrace modern village home built in 2016 by David Wilson Homes to 'The Tamar' design and situated opposite a lovely area of open Green.

- **Reception Hall** with stairs to first floor and useful understairs storage with space for dryer
- Ground floor **Cloakroom/WC** fitted with a modern white suite, low level WC and wash basin
- **Kitchen** fitted with an attractive range of units at eye and base level, soft close cupboards / drawers, integral fridge, freezer, dishwasher, washing machine and 6-ring gas hob, cupboard housing gas boiler
- An open plan full width **Sitting / Dining Room** fitted seating and French doors onto the garden
- **First Floor** deep storage with hanging / shelving
- **Bedroom 1** with space to build wardrobes, if required plus rear garden views
- **Bedroom 2** hatch to loft space (excellent potential for conversion creating an extra Bedroom + Bathroom, subject to any consent) Walk-in wardrobe with hanging / shelving
- **Family Bathroom** fitted with a modern white suite, enclosed bath, shower unit, screen, low level WC, wash basin and heated towel rail
- Small area of **Front Garden**
- Gated side access into the 34' x 16' **Rear Garden** landscaped for ease of maintenance, seating area, timber fenced boundaries, water tap and lighting
- **2 Allocated Parking Spaces**
- Walking distance of the village Common, picturesque High Street and local schooling



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EPC Rating: B and Council Tax Band: C

LOCATION

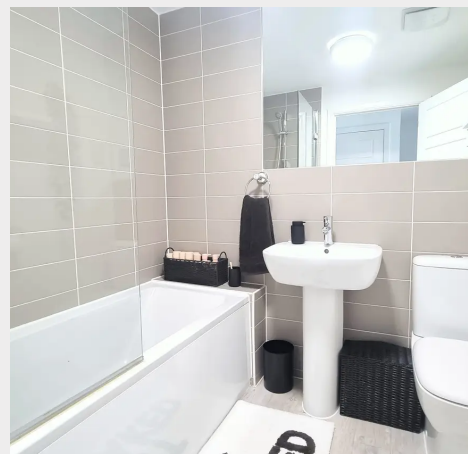
Sorrel Close is located just off Langmore Lane within the new Heathwood Park Development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous 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.

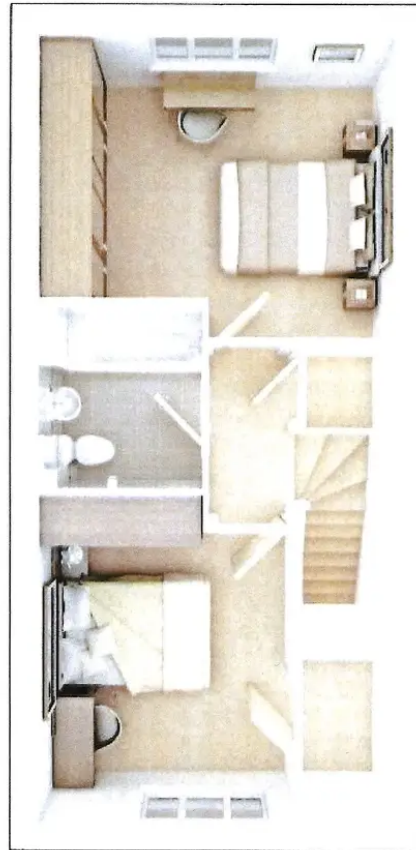
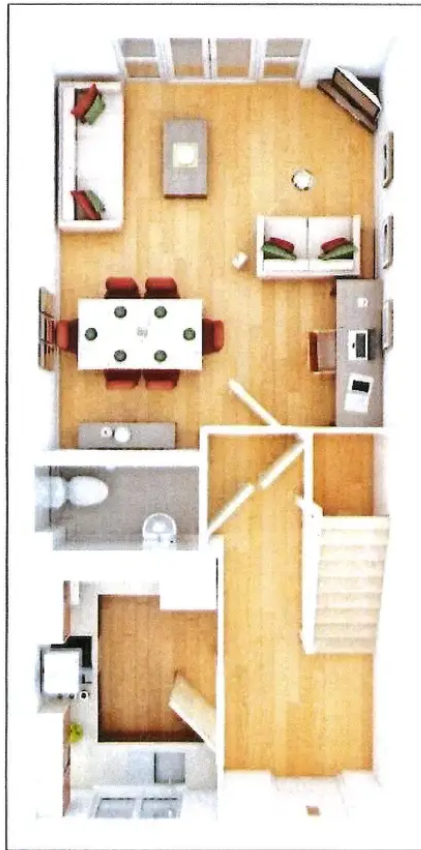
SCHOOLS

Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4 miles).

STATION

Haywards Heath mainline railway station (1.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**FLOORPLAN IS
HANDED**

Measurements:

Kitchen: 10'2 x 6'9

Cloakroom: 6'2 x 3'3

Sitting / Dining Room:
16'3 x 13'7

Bedroom 1: 13'7 x 11'6

Bedroom 2: 12'6 x 10'1

Bathroom: 7'1 x 6'2

Mansell McTaggart Estate Agents

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