



**MANSELL
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5 William Allen Lane, Lindfield, West Sussex, RH16 2SA

Guide Price £700,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A detached chalet style village home with highly flexible accommodation walking distance of Lindfield Common. NO CHAIN

3 Double Bedrooms, 2 Bath/Shower Rooms

- **Reception Hall** stairs and airing cupboard
- Ground floor **Bathroom** fitted white suite
- **Double Bedroom 2**
- Modern re-fitted **Kitchen** (2021)
- **Sitting Room** with rear bay + feature remote controlled gas fire
- **Dining Area**
- Adjoining **Conservatory**
- First Floor landing with storage cupboard
- **Bedroom 1** double aspect
- **En-Suite Shower Room** fitted white suite
- **Bedroom 3** loft hatch
- Gas fired central heating to radiators
- Double glazed windows
- Cavity wall insulation + Solar Panels
- 36' x 48' **Frontage**
- **Private Driveway** for 1-2 vehicles
- **Single Garage** electric up and over door
- Sunny 95' x 48' **North East Facing Rear Garden** laid to patio, shaped lawns, pond, seating areas, summerhouse and timber fencing
- Popular and convenient location walking distance of village facilities



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EPC Rating: C and Council Tax Band: F

LOCATION - William Allen Lane is located in the village of Lindfield with its picturesque tree-lined High Street, 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, Blackthorns Primary School and Oathall Community College Secondary School are all within walking distance through footpaths and cut-throughs to the village Common. A further path leads up the Common past the tennis courts towards the schools. The local area is well served by several independent schools including; Great Walstead (1.5 miles) and Ardingly College (3.5 miles).

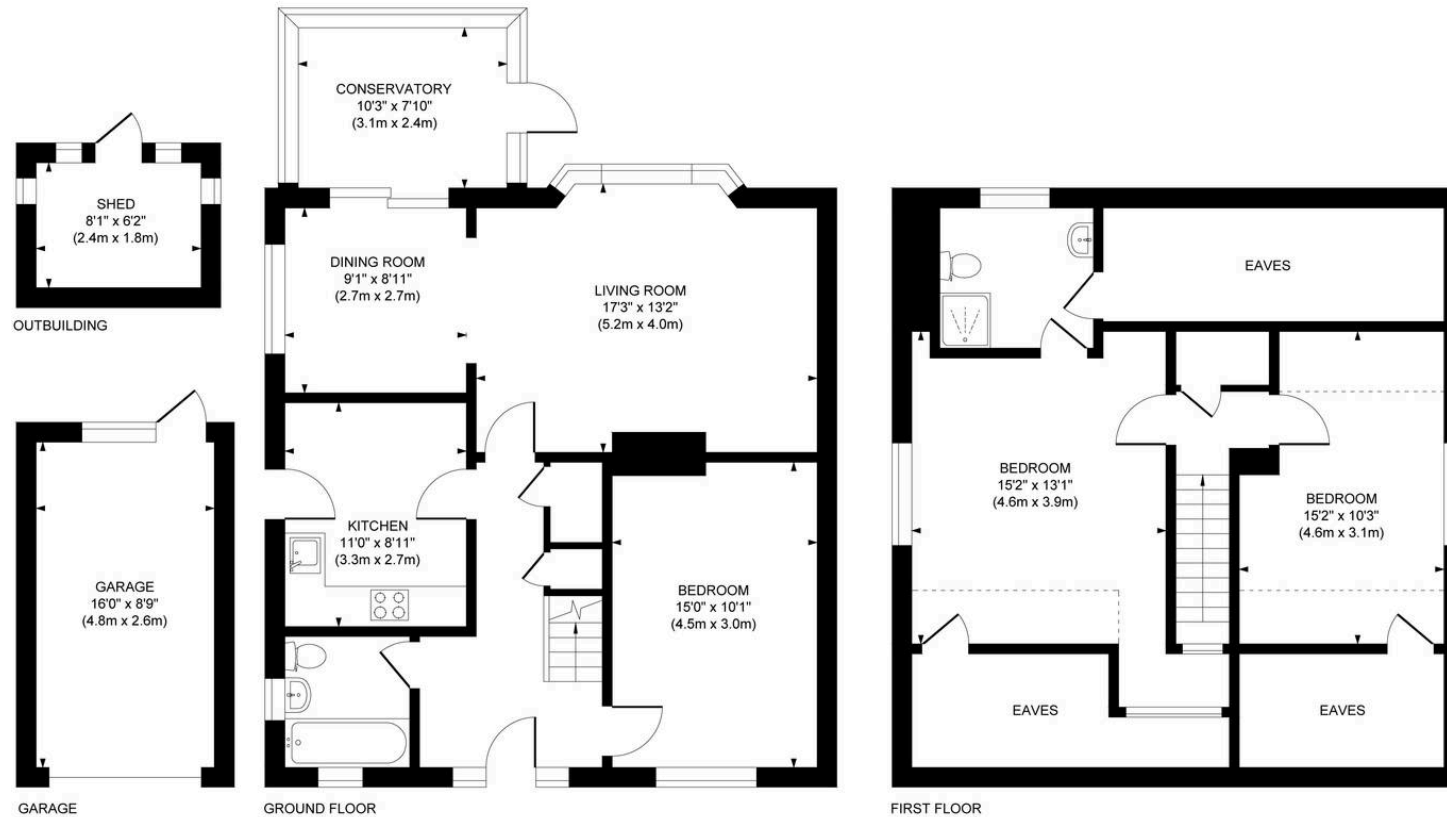
STATION - Haywards Heath mainline railway station (1.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Area

Main House 1293 sq. ft / 120.15 sq. m
Garage 140 sq. ft / 13.00 sq. m
Outbuildings 50 sq. ft / 4.61 sq. m
Total 1483 sq. ft / 137.76 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

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