



**MANSELL
McTAGGART**
— Trusted since 1947 —



25 Harvest Close, Lindfield, West Sussex, RH16 2LW

Guide Price **£465,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A rarely available 2 Double Bedroom Retirement House (55 years+) in the private and central Harvest Close development. No Onward Chain

- **Reception Hall** stairs to first floor and telephone point
- Ground floor **Cloakroom/WC/Utility** low level WC, space for washing machine and 2 storage cupboards
- **Sitting Room** with fireplace, TV point and front window
- Adjoining **Dining Room** with sliding patio doors to the garden
- **Kitchen / Breakfast Room** fitted with extensive units, corner carousel, worksurfaces, integral appliances and space for table
- **First Floor** landing with loft hatch and airing cupboard housing 'Worcester' gas combination boiler
- **2 Double Bedrooms** (both with built-in wardrobes)
- **Shower Room** with white suite, shower enclosure, low level WC and wash basin
- **Single Garage** (17'4 × 8'7) up and over door with **Parking** in front
- Sunny **South West Courtyard Garden** laid to paved patio, mature hedging, timber storage and side gate
- Double glazed windows
- Gas fired central heating to radiators
- Short level walk to the High Street and village Common



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EPC Rating: C and Council Tax Band: E

LOCATION - The property is situated off Luxford Road, just east of the picturesque High Street. Lindfield Common forms part of the village conservation area and is the venue of several social and sporting events throughout the year. The village High Street with its picturesque pond is within a short level walk where there is a traditional range of shops, boutiques, tea rooms and inns. The village also has an historic Church, high regarded primary and secondary schools as well as several sports and leisure groups. **Haywards Heath** town centre is approximately 1.5 miles where there is an extensive range of shops, stores, bars and restaurants.

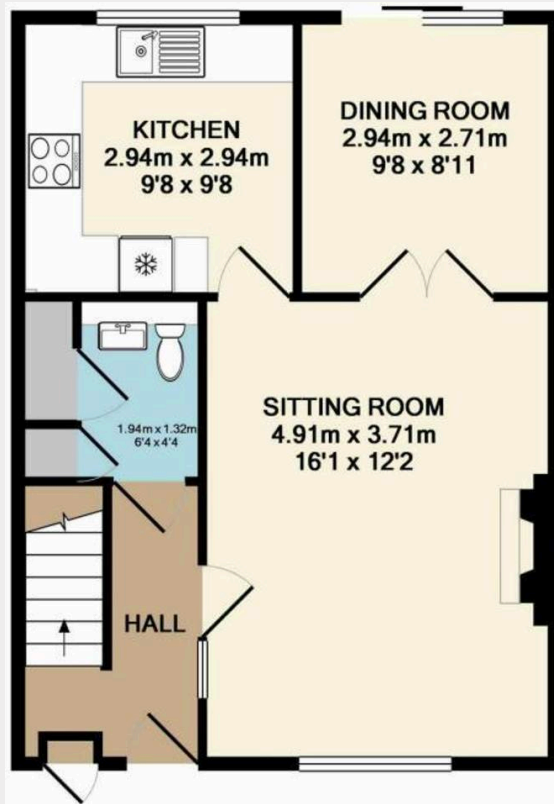
STATION - Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

Service Charge: £350.00 PCM (for period 2025-26) and includes upkeep of communal areas, external maintenance, buildings insurance, 24 hr care alarm system and services of the House Manager at No 6 Harvest Close.

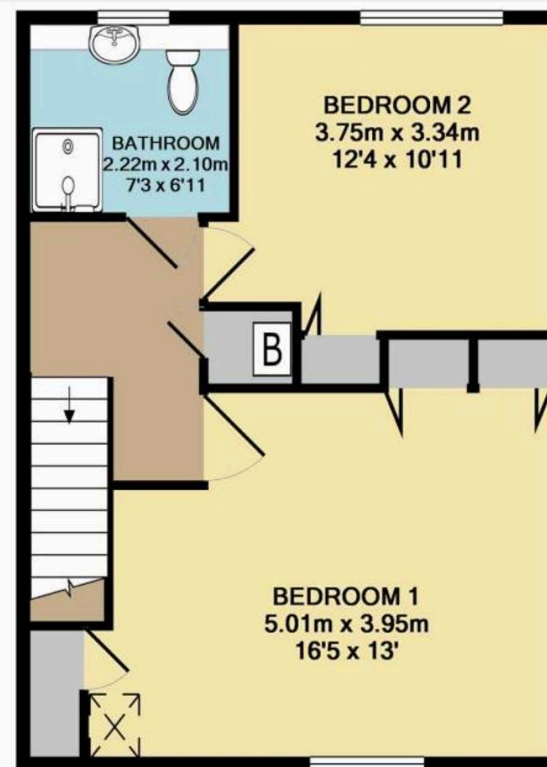
First Port Retirement Property Service Ltd PO Box 7730
New Milton, BH25 9EP. Tel: 0333 3214041

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GROUND FLOOR
APPROX. FLOOR
AREA 44.0 SQ.M.
(474 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.4 SQ.M.
(477 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.3 SQ.M. (951 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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