



**MANSELL
McTAGGART**
Trusted since 1947



71 High Street, Lindfield, West Sussex, RH16 2HN

Guide Price £525,000 Freehold

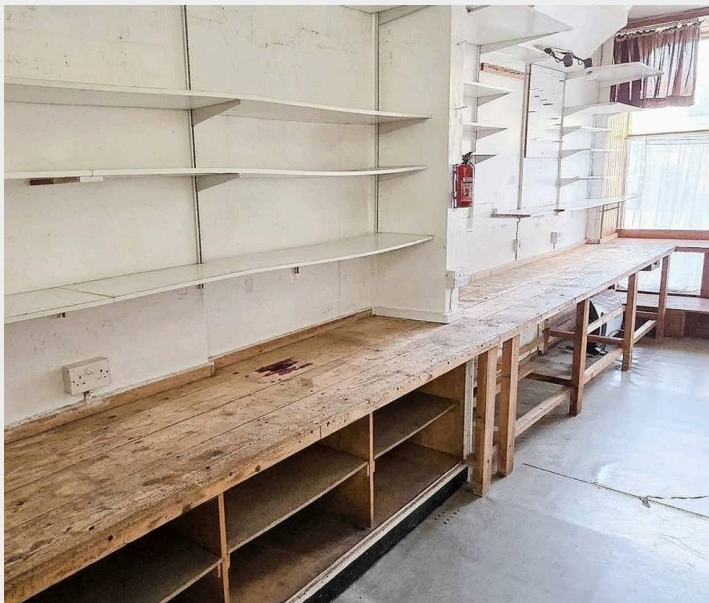


71 High Street, Lindfield, West Sussex, RH16 2HN

****A RARELY AVAILABLE CENTRAL HIGH STREET SHOP + 3 STOREY HOUSE****

(1,604 sq ft) **NO CHAIN**

- **Highly Flexible Accommodation** with potential to open up the ground floor into one generous commercial space - extensive storage, shelving, workbench
- **Refurbishment Required** throughout
- Lindfield Conservation area. Not listed
- Originally built circa 1840s
- **Ground Floor**
- **Double-fronted shop, Cloakroom/WC, Kitchen / Dining Room** with fitted units, Rayburn (supports central heating and domestic hot water). Rear **Conservatory** with doors to garden
- **First Floor**
- Bay-fronted **Sitting Room** with gas fireplace. **Bedroom 3. Bathroom** fitted with a coloured suite
- **Top Floor**
- **Principal Bedroom** with built-in wardrobes (mirror-fronted). **Bedroom 2** with fireplace and rear west facing views
- 58' landscaped **West Facing Rear Paved Garden** with flower/shrub beds and water tap
- Central location, walking distance of the Common, pond, schools and Haywards Heath mainline railway station



71 High Street, Lindfield, West Sussex, RH16 2HN

**Residential EPC Rating: E and Commercial
EPC Rating: E + Council Tax Band: C**

LOCATION - The property is situated in the heart of the beautiful village High Street and is a very short walk from shops, boutiques, churches, landmark pond, Common and other historic 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 (0.3 miles), Blackthorns Primary (0.9 miles), Oathall Community College (0.9 miles), Central Sussex Sixth Form College (1.9 miles). The local area is well served by several independent schools including Great Walstead (1.4 miles) and Ardingly College (4 miles).

STATION - Haywards Heath mainline railway (1.4 miles) offers fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —



Approximate Gross Internal Area
1,604 sq. ft / 149.05 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

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.