



**MANSELL
McTAGGART**
Trusted since 1947



8 Tansy Place, Lindfield, West Sussex, RH16 2GJ

Guide Price **£375,000 – £400,000 Freehold**



8 Tansy Place, Lindfield, West Sussex, RH16 2GJ

PLEASE WATCH VIEWING VIDEO

A modern 2 Bedroom, 1 Bathroom semi-detached village home built by Taylor Wimpey in 2020 + Allocated Parking for 2 vehicles

**** NO ONWARD CHAIN ****

- **Entrance Hall** with **Storage / Utility** double cupboard with space and plumbing for washing machine plus wall mounted gas boiler
- Separate **Cloakroom/WC** fitted white suite
- **Kitchen** fitted with a range of units + space for appliances
- Open plan double aspect **Sitting / Dining Room** double doors to garden
- **First Floor** - landing with loft hatch and radiator
- **2 Double Bedrooms** (one with built in wardrobes)
- **Family Bathroom** fitted with a modern white suite
- Gated access around to the 40' x 19' enclosed **Rear Garden**
- Gas fired central heating to radiators
- Double glazed windows
- Walking distance to picturesque village High Street, Pond, Common, Primary / Secondary Schools plus countryside walks nearby



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EPC Rating: B and Council Tax Band: C

LOCATION

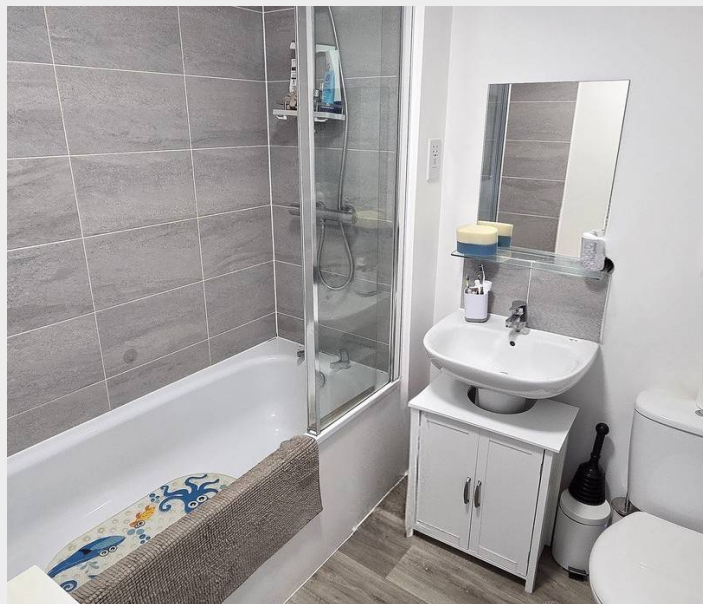
Tansy Place is situated off Honeysuckle Drive, Blackberry Drive and just off Gravelly Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, Churches, Pond and Common. Lindfield has numerous sports clubs, 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 A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

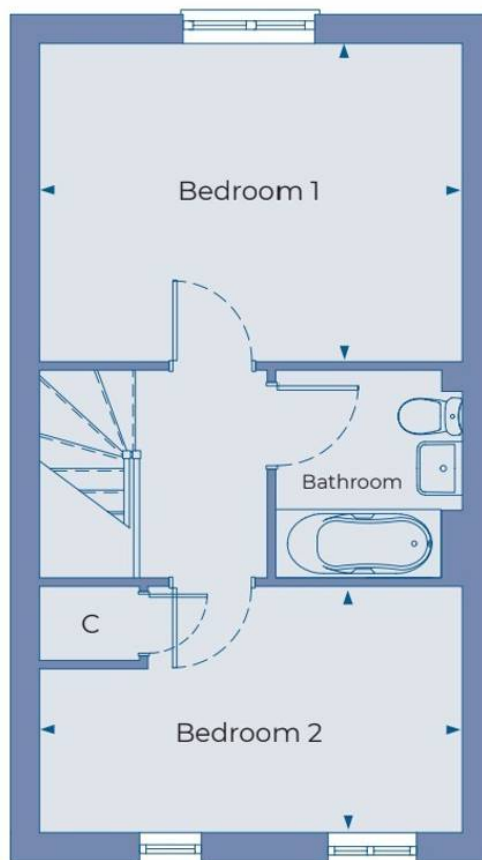
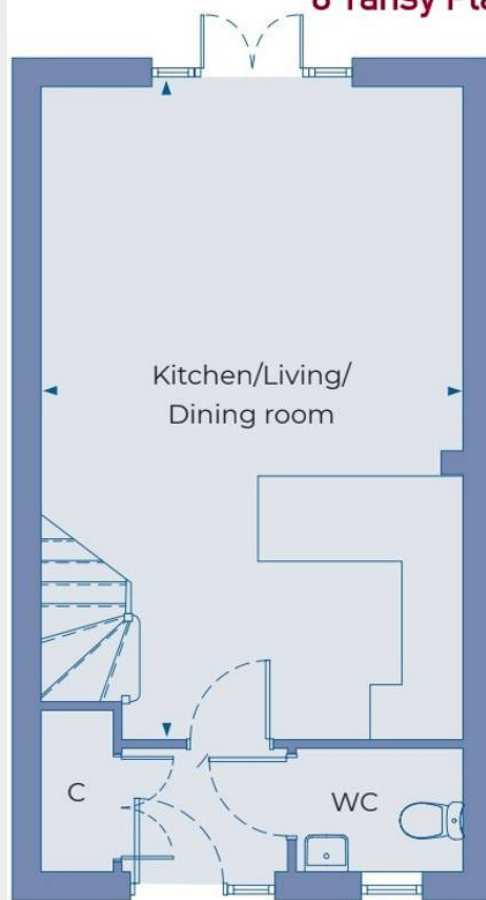
STATION - Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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PLOTS 19, 64 & 66 (Plots 65, 67 handed) – 2 Bedroom House 754 SQ FT

8 Tansy Place, Lindfield, RH16 2GJ – PLOT 65 (Floorplan Handed)



Kitchen/Living/Dining Room
6804mm x 4385mm • 22'3" x 14'3"

Bedroom 1
4385mm x 3312mm • 14'3" x 10'8"

Bedroom 2
4385mm x 2552mm • 14'3" x 8'3" (Max)

C = cupboard

Mansell McTaggart Estate Agents

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