



**MANSELL
McTAGGART**
— Trusted since 1947 —



16 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

Guide Price **£485,000 Freehold**



16 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom, 2 Bath/Shower semi-detached village family home built by Barratt Homes in 2015 to 'The Wealden' design

**Private Driveway, attached Garage +
Landscaped Gardens**

- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- **Kitchen / Breakfast Room** fitted with a range of white units at eye and base level + integrated appliances and breakfast bar
- Open plan **Sitting / Dining Room** + storage cupboard, space for table / chairs + double doors to garden
- **First Floor** - landing + double width airing cupboard
- **Principle Bedroom** rear window, space for wardrobes
- **En-Suite Shower Room** fitted white suite
- **Bedroom 2** front window and recess space for fitted wardrobes, if required
- **Bedroom 3** rear window
- **Family Bathroom** fitted modern white suite
- Gas fired central heating to radiators, double glazed windows + solar panels
- 27' **Private Driveway**
- Attached 20'2 x 10'2 **Garage**
- Enclosed **Front + 42' x 32' Rear Gardens** laid to patios and lawns with timber fencing
- **Estate Charge:** £397.00 pa (2024)



16 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

EPC Rating: B and Council Tax Band: E

LOCATION

Speedwell Drive is situated in the tucked away position in the early phase of this 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 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 (1.3 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.9 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.9 miles).

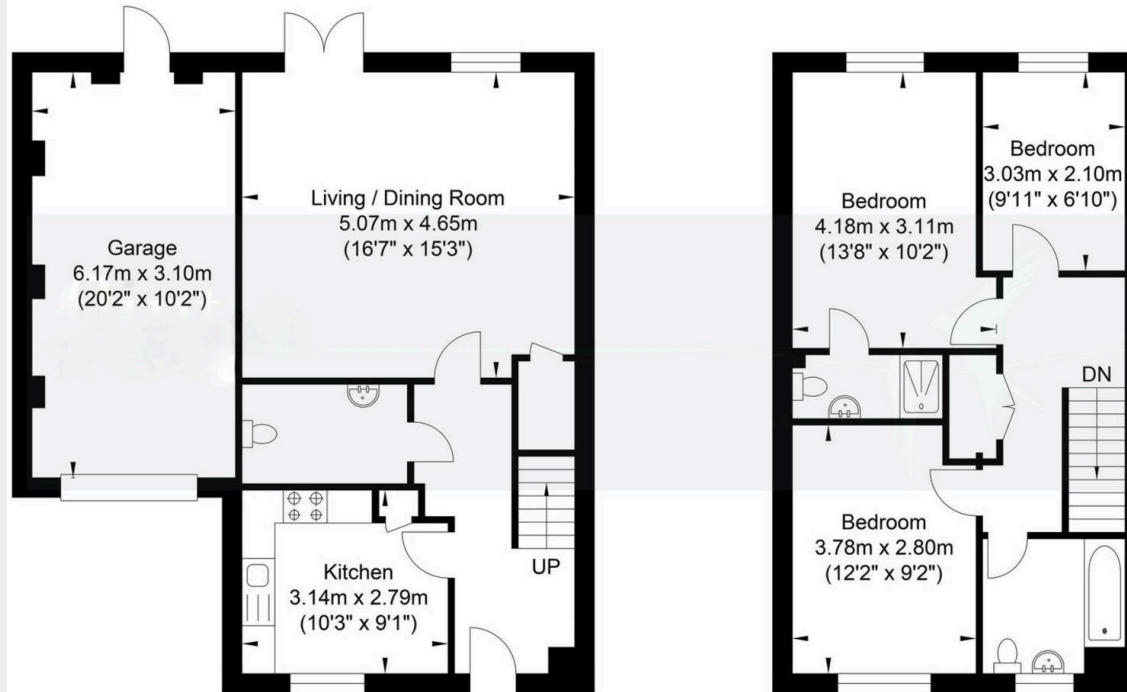
STATION

Haywards Heath mainline railway station (1.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —



Speedwell Drive



Ground Floor
Approximate Floor Area
711.81 sq ft
(66.13 sq m)

First Floor
Approximate Floor Area
499.33 sq ft
(46.39 sq m)

Approximate Gross Internal Area = 112.52 sq m / 1211.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2020

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.