



**MANSELL
McTAGGART**
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76 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Guide Price £400,000 – £425,000 Freehold



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PLEASE WATCH VIEWING VIDEO

**A tucked away 3 Bedroom terrace village home
+ Driveway, Garage and Garden ****NO CHAIN******

- **Entrance Lobby** inner door
- **Hallway** stairs to first floor
- Ground floor **Cloakroom/WC** fitted Saniflo and white suite
- Open plan **Living Room** front window, sliding patio doors plus tiled fireplace with flame effect electric fire
- **Kitchen** fitted units at eye and base level, space for cooker, space for tall fridge freezer, sink unit, storage cupboards and rear door
- Adjoining full width **Conservatory** lean-to roof, windows and doors to garden
- **First Floor** - landing with storage cupboard, hatch to boarded loft space
- **3 Bedrooms** (2 Doubles + 1 Single)
- Separate **Family Bathroom** fitted with a cream coloured suite
- Gas fired central heating to radiators
- uPVC double glazed windows
- 22' x 20' **Frontage**
- **Private Driveway** for 1 vehicle potential for EV charging point
- An enclosed **Rear Garden** (36' x 19') with patio, imitation grass, timber fencing, shed and gated rear access.
- **Garage** nearby + space to park in front
- Walking distance of the picturesque village High Street, Common and Schooling

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EPC Rating: C and Council Tax Band: D

LOCATION

This property is situated in a residential no through road located just off the Lewes Road. The picturesque village High Street is close by with a traditional range of shops, stores, boutiques, churches, pond, common and historical period 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.

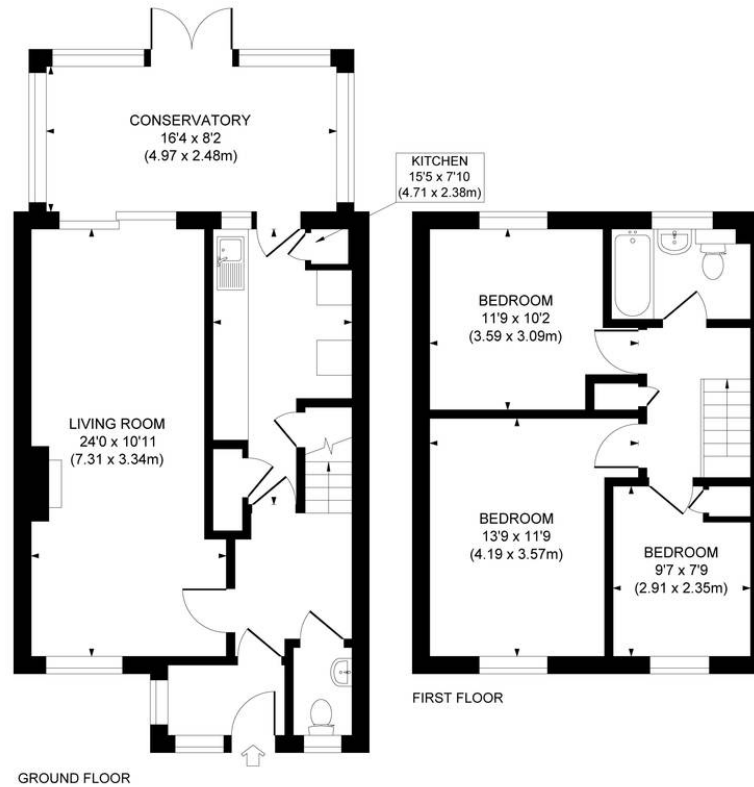
SCHOOLS - Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

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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Approximate Gross Internal Area
1,058 sq. ft / 98.33 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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