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**65 Brookway, Lindfield, West Sussex, RH16 2BP**

Guide Price **£475,000 – £495,000 Freehold**



## 65 Brookway, Lindfield, West Sussex, RH16 2BP

**\*PLEASE WATCH VIEWING VIDEO\***

A wonderful village home situated on this sought after Private Estate walking distance from the picturesque High Street, schooling and mainline railway station

An extended 3 Bedroom terrace family home spanning 3 floors with West Facing Rear Garden. 2 Reception Rooms, 2 Bath/Shower Rooms + First Floor Study Area

- **Entrance Hall** stairs to first floor
- Generous **Living / Dining Room** with fireplace and double doors
- Extended L-Shaped **Kitchen / Breakfast / Conservatory** with fitted kitchen units, Glow Worm gas boiler, eye level oven / grill and Bosch induction hob, dishwasher, fridge / freezer, breakfast bar, lean-to roof and folding doors onto the garden
- **First Floor** - landing and **2 Double Bedrooms**
- **Study Area** (formerly Bed 3) stairs to second floor
- **Family Bathroom** white suite, enclosed bath, shower unit, screen, low level WC and wash basin
- **Top Floor:** double aspect **Principle Bedroom** 4 Velux windows
- **En-suite Shower Room** modern white suite, tiled cubicle, low level WC and wash basin
- Gas central heating + double glazed windows
- **Residents Parking** + **Garage** nearby
- **West Facing Rear Garden** (30' x 17') timber decking, Astro turf, fencing and rear gate



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EPC Rating: C and Council Tax Band: D

## LOCATION

Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street. Lindfield's picturesque Village High Street is a short walk offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a landmark pond and a common which holds events throughout the year. A regular bus service runs along Hickmans Lane linking with the High Street and neighbouring districts

## SCHOOLS

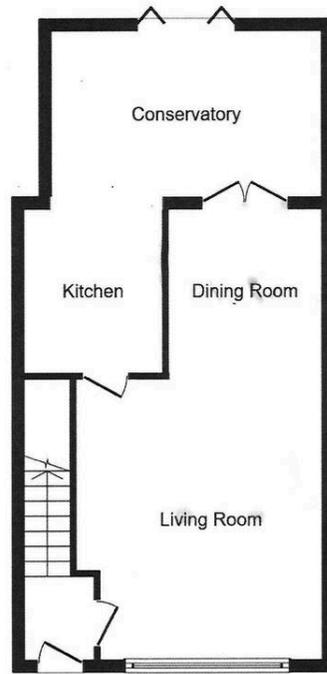
Walking distance of local Primary Schools and Secondary School. Blackthorns Primary (0.8 miles), Lindfield Primary (0.7 miles), Oathall Community College (0.7 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (2.4 miles).

## STATION

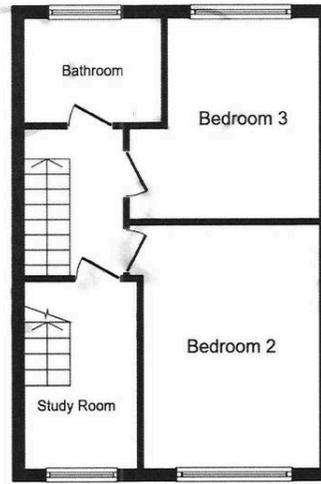
Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).



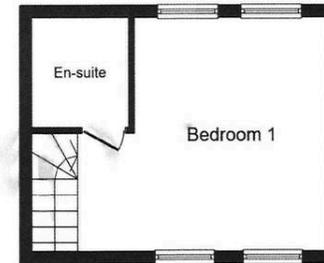
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**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

**L-Shaped Kitchen / Breakfast / Conservatory: 18'0 max x 15'0 max ( 5.47m x 4.58m )**

**Living / Dining Room: 24' 2 max x 13' 10 max ( 7.37m max x 4.22m max )**

**Bedroom 1: 16' 11 max x 10' 8 max ( 5.16m max x 3.25m max )**

**Bedroom 2: 13' 6 x 10' 1 ( 4.11m x 3.07m )    Bedroom 3: 11' 3 max x 11' 1 ( 3.43m x 3.38m )**

## Mansell McTaggart Estate Agents

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