



**MANSELL
McTAGGART**
Trusted since 1947



41C Appledore Gardens, Lindfield, West Sussex, RH16 2EX

Guide Price £650,000 Freehold



41C Appledore Gardens, Lindfield, RH16 2EX

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

A three/four bedroom detached family home occupying a pleasant Corner Plot close to local schools, Lindfield High Street and Haywards Heath mainline railway station plus Driveway and Garage.

- uPVC Entrance Porch tiled floor
- Inner door into the Entrance Hall with stairs to first floor
- Ground floor Cloakroom/WC fitted white suite
- Double aspect bay fronted Sitting / Dining Room with York stone fireplace and doors to garden
- Kitchen re-fitted with a range of white units, space for domestic appliances
- An adjoining brick / uPVC Conservatory lean-to roof and doors to garden
- Ground floor Study / Bedroom 4 cupboard housing consumer unit and meters
- First Floor - landing with side window, linen cupboard and loft hatch
- 3 Bedrooms (2 Doubles + 1 Single)
- Family Bath / Shower Room re-fitted with a modern white suite, enclosed bath + separate shower cubicle
- An enclosed South West Facing Rear Garden (46' x 42') laid to patio and lawn
- To the rear is the Driveway for one vehicle + detached Single Garage
- uPVC double glazed windows
- Gas central heating to radiators



41C Appledore Gardens, Lindfield, West Sussex, RH16 2EX

EPC Rating: C and Council Tax Band: E

LOCATION

This property is convenient for all village facilities including the village High Street which offers 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 Gatwick Airport and the M25.

SCHOOLS

Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.3 miles), Oathall Community College Secondary School (next door). This local area is well served by independent schools including: Great Walstead (2 miles) and Ardingly College (2.7 miles)

STATION

Haywards Heath mainline railway station (0.9 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 —

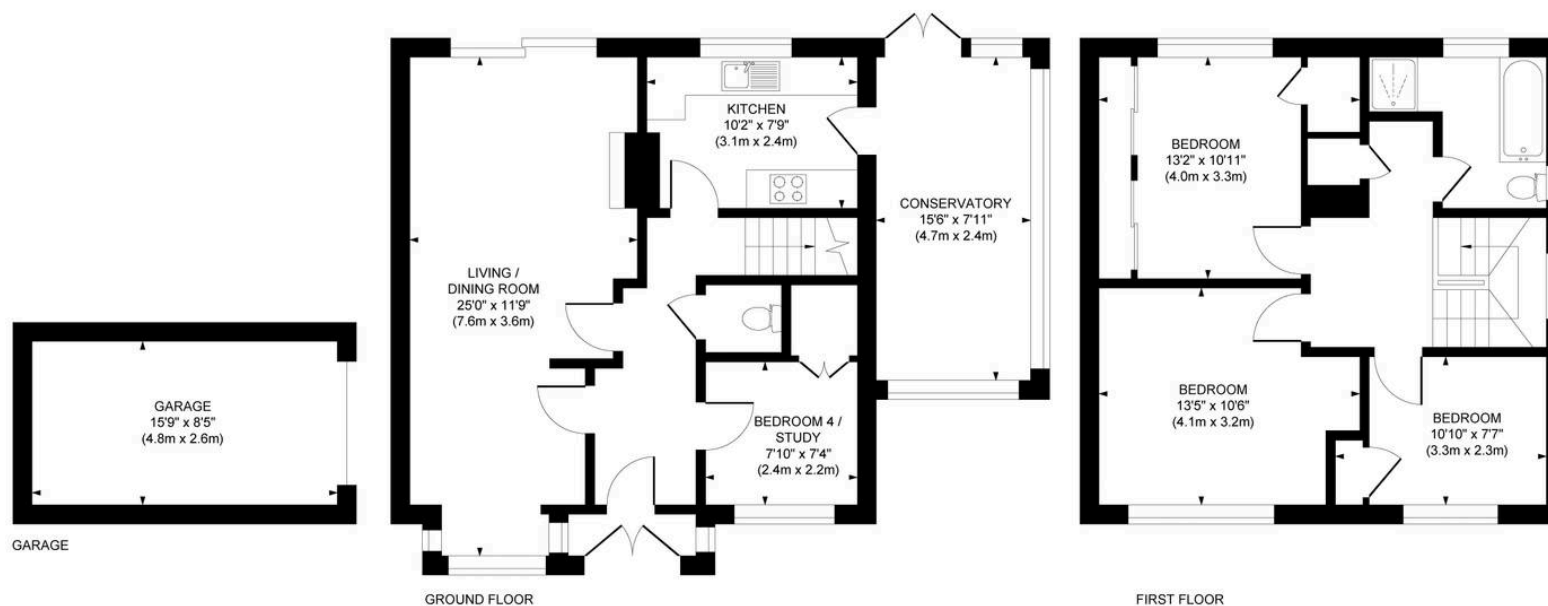


Approximate Gross Internal Area

Main House 1243 sq. ft / 115.52 sq. m

Garage 131 sq. ft / 12.26 sq. m

Total 1374 sq. ft / 127.78 sq. m



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.