



**MANSELL
McTAGGART**
— Trusted since 1947 —



60 Noahs Ark Lane, Lindfield, West Sussex, RH16 2LT

Guide Price £400,000 Freehold



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PLEASE WATCH VIEWING VIDEO

**A well presented and tucked away 3 Bedroom
end of terrace village home + enclosed Gardens
and single Garage**

- Walking distance of the picturesque High Street, highly regarded local Schooling and village Common
- Useful **Entrance Porch** + deep storage cupboard (potential for conversion in Cloakroom/WC)
- Inner door into the **Reception Hall** stairs to first floor and side window
- Front to back double aspect **Sitting / Dining Room** with extensive fitted shelving and sliding patio doors to garden
- Re-fitted **Kitchen** with with space for appliances
- **First Floor** landing – loft hatch and side window
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Family Bathroom** re-fitted with a modern white suite
- Lawned **Front + Side Gardens**
- 30' x 30' North West **Rear Gardens** with timber decking and shaped lawn
- Side gate to **Garage** next to the garden with up and over door
- Gas fired central heating to radiators
- uPVC double glazed windows
- **Residents Parking Area** to the front



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EPC Rating: D 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

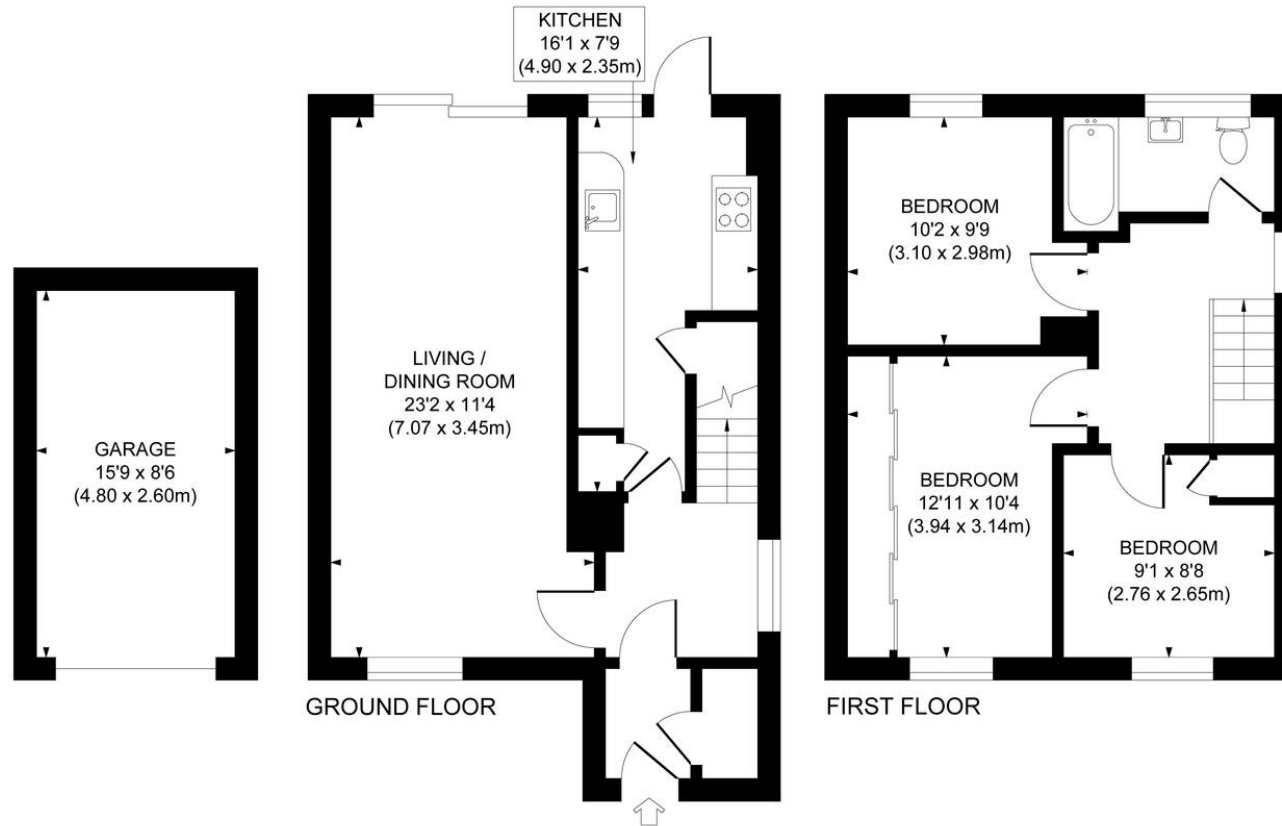
Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.2 miles), Oathall Community College Secondary School (1.2 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.2 miles).

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
 Ground Floor 459 sq. ft / 42.67 sq. m
 First Floor 453 sq. ft / 42.11 sq. m
 Garage 134 sq. ft / 12.48 sq. m
 Total 1,046 sq. ft / 97.26 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

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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