



**MANSELL
McTAGGART**
Trusted since 1947



4 Brook Lane, Lindfield, West Sussex, RH16 1SG

Guide Price **£1,000,000 – £1,100,000 Freehold**



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

A wonderful opportunity to create your own village home in a highly sought after Private Road – AVAILABLE WITH NO CHAIN

3 Bedroom, 3 Reception Room detached property situated on a generous and private plot (approx 0.40 acre) – Excellent potential for further alteration/enlargement (STPP)

- **MODERNISATION REQUIRED**
- **Reception Hall** stairs to first floor
- Inner lobby with ground floor **Cloakroom/WC**
- **Kitchen** fitted with units, sink unit, rear window + storage cupboard
- Side **Utility / Boiler Room** with garden access
- Separate **Dining Room** with front window
- Extended **Sitting Room** front and side windows, feature fireplace, **Study Area** door to garden
- Rear **Family Room** with garden access
- **First Floor** – split landing with front window
- **3 Bedrooms**
- **Family Bathroom** fitted suite and side window
- Separate **Cloakroom/WC**
- **Benefits** include: Beautiful herringbone wood block flooring, Gas fired central heating, double glazed windows
- Spacious **56' deep x 77' wide Frontage** including lawned garden
- **Private Driveway** for several vehicles
- **2 Garages** single up and over doors
- Beautiful and mature **135' x 75' Rear Garden** enjoying patios, lawns and a variety of plants, flowers, shrubs and trees



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EPC Rating: C and Council Tax Band: G

LOCATION

The property is situated in one of Lindfield's most highly regarded locations, just under a mile from Lindfield High Street and close to Haywards Heath Golf Club. The village of Lindfield offers an extensive range of shops, stores, cafes, pubs and restaurants in the picturesque tree-lined High Street. Extensive open countryside is also near by.

SCHOOLS

Lindfield benefits from 2 excellent Primary Schools (Lindfield / Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3 miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5 miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3 miles) and Ardingly College (1.9 miles)

STATION

Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approx 47 minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.



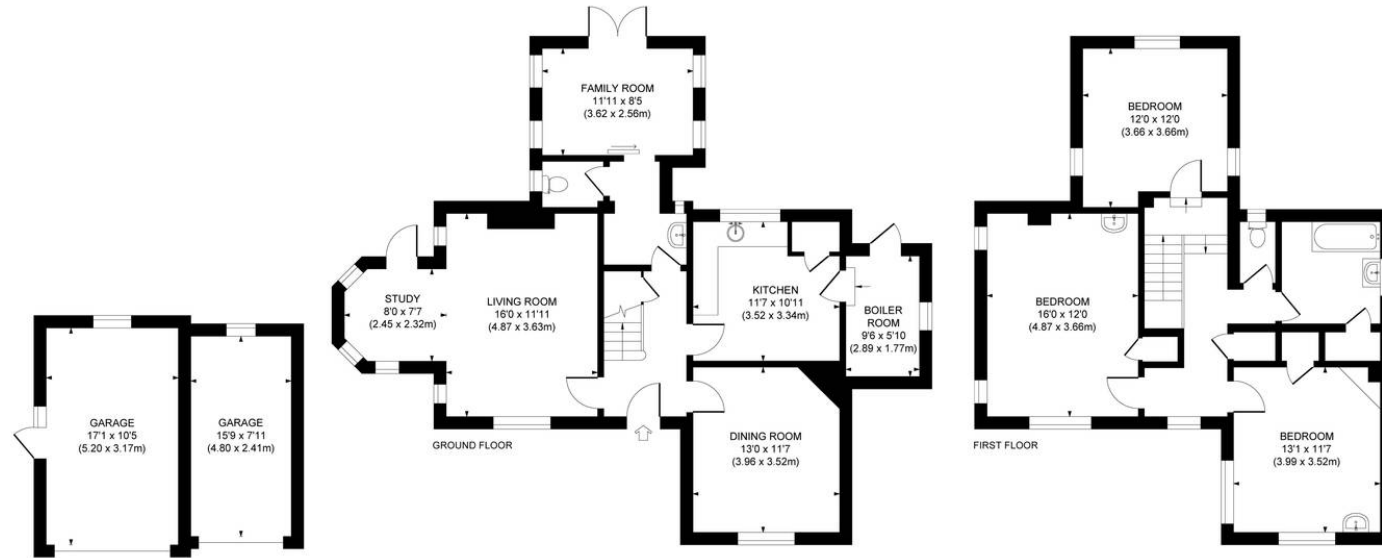
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Approximate Gross Internal Area

Main House 1,589 sq. ft / 147.67 sq. m

Garage 317 sq. ft / 29.49 sq. m

Total 1,906 sq. ft / 177.16 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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