



**MANSELL
McTAGGART**
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'Far End' 20 Brook Lane, Lindfield, West Sussex, RH16 1SG

Guide Price £1,150,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A tucked away 4 Bedroom Detached village home built in the 1950s and situated on a mature plot in this sought after private road.

AVAILABLE WITH NO ONWARD CHAIN

Extended in the early 1990s and still offers excellent potential for further alteration /enlargement (STPP).

- **Entrance Canopy** wooden front door
- **Reception Hall** with stairs to first floor
- **Cloakroom/WC** fitted white suite
- Double aspect **Sitting Room** fireplace and side door
- Extended double aspect **Dining Room** overlooking the garden and side door
- **Kitchen** fitted with a range of units, space for appliances and rear windows
- **Utility Room** walk-in larder, space for domestic appliances, sink unit, doors to garden and garage
- **First Floor** – landing with airing cupboard and storage
- Front **South Facing Sun Balcony**.
- **4 Double Bedrooms**
- **Shower Room** wet room with low level WC and wash basin
- An additional **Cloakroom/WC** white suite
- Walking distance to the village High Street + highly regarded local Schooling + mainline Railway Station + Haywards Heath Golf Club



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EPC Rating: C and Council Tax Band: G

- **85' x 65' Frontage** with lawned **Front Garden**
- Generous **Private Driveway** leading to the **Garage** with electric door
- **140' x 60' Rear Garden** with patio, lawns, colourful plants, flowers and shrubs

LOCATION - The property is situated in one of Lindfield's most highly regarded locations, just under a mile from Lindfield High Street. 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 close 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) offering frequent services to London (Victoria / Bridge both approx 47 minutes), Gatwick Airport and the South coast. Access to the M23 is 15 minutes by car.



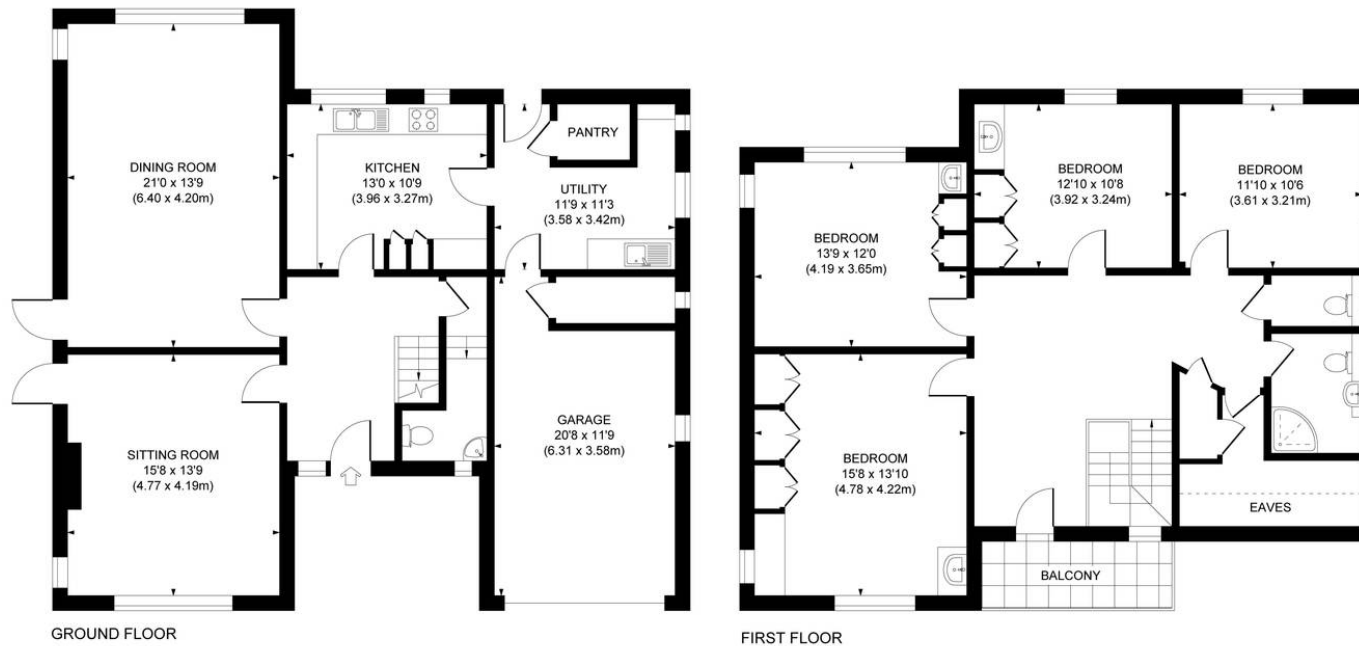
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Approximate Gross Internal Area

Main House 2,047 sq. ft / 190.17 sq. m

Garage 243 sq. ft / 22.59 sq. m

Total 2,290 sq. ft / 212.76 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.

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