



**MANSELL
McTAGGART**
— Trusted since 1947 —



16 Old School Court, Lewes Road, Lindfield, RH16 2LD

Guide Price £500,000 Leasehold



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PLEASE WATCH VIEWING VIDEO

CHARMING VICTORIAN CONVERSION

An impressive two double bedroom mews cottage forming part of this former Victorian school, converted in 2003 and finished to exacting standards. Situated on the edge of the picturesque Lindfield Common within a short walk of the village High Street + Schooling.

AVAILABLE WITH NO CHAIN.

Security intercom system into: Communal **Entrance Hall** access to No.16 and one other property. Private Front Door:

- **Entrance Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- **Kitchen** fitted range of units and appliances, worksurfaces, sink unit, gas fired boiler and sash window
- Open plan slightly L-shaped **Sitting room / Dining Room** with sash windows
- **First Floor** - landing with airing cupboard and hatch to private loft space
- **Bedroom 1** sash windows
- **En-Suite Bathroom** fitted white suite plus **Walk-in Wardrobe**
- **2nd Double Bedroom** sash windows + Study area
- **Bathroom** fitted white suite
- Gas central heating to radiators
- Double glazed windows

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EPC Rating: C and Council Tax Band: E

OUTSIDE – Attractive Yorkstone pathways, stocked flower and shrub borders, water tap, fully lit communal pathways. **Single Garage** up and over door, pitched roof plus **Parking Space** in front.

Maintenance Charge: £826.00 per quarter (covers gardening, communal lighting, reserve fund and buildings insurance). **Tenure** – **LEASEHOLD** 999 years from 2003.

LOCATION – The Lewes Road runs alongside the village common and is a short walk of local shops, stores, boutiques, churches, pond, common and historical 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 M25.

SCHOOLS – Lindfield Primary (0.4 miles) Blackthorns Primary (1.1 miles) and Oathall Community College (1.1 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.1 miles).

STATION – Haywards Heath mainline railway station (1.5 miles) Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

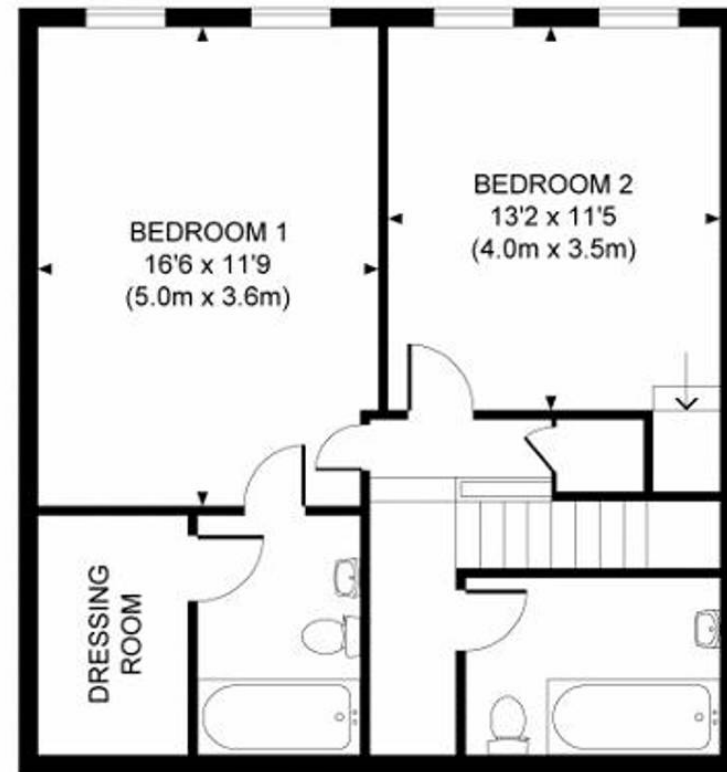
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Approximate Gross Internal Area
1098 sq ft / 102.0 sq m



GROUND FLOOR



FIRST FLOOR

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