



**MANSELL
McTAGGART**
Trusted since 1947



43 Fieldway, Lindfield, West Sussex, RH16 2DD

Guide Price £400,000 – £425,000 Freehold



43 Fieldway, Lindfield, West Sussex, RH16 2DD

PLEASE WATCH VIEWING VIDEO

An extended and well presented 3 Bedroom End of Terrace village home with 2 Reception Rooms and 1 Bathroom situated in a tucked away location - NO CHAIN

- Enlarged **Entrance Hall** with stairs to first floor
- **Living Room** overlooking front garden
- Extended open plan **Kitchen / Dining / Family Room** Kitchen fitted with a range of units and workspace + space for appliances and dining table plus Family Area with sliding doors onto the garden
- **First Floor** - landing with loft hatch, pull down ladder, part divided with stud wall into **Potential Study Space** with front Velux window (potential for loft conversion, subject to any consent)
- **3 Bedrooms** (2 Doubles + 1 Single)
- Re-fitted **Family Bathroom** with modern white suite (2025)
- **Front Garden** laid to lawn
- 21' x 21' enclosed **North West Facing Rear Garden** laid to lawn with timber fencing
- **Driveway Parking** for 2 vehicles at the front
- Single **Garage** in nearby rear block
- Gas fired central heating
- uPVC double glazing

43 Fieldway, Lindfield, West Sussex, RH16 2DD

EPC Rating: C and Council Tax Band: D

LOCATION

This property occupies a pleasant position in a highly regarded and sought after roads on the western side of Lindfield and is conveniently placed for all village facilities including the picturesque 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 A/M23 linking with Gatwick Airport and the M25.

SCHOOLS

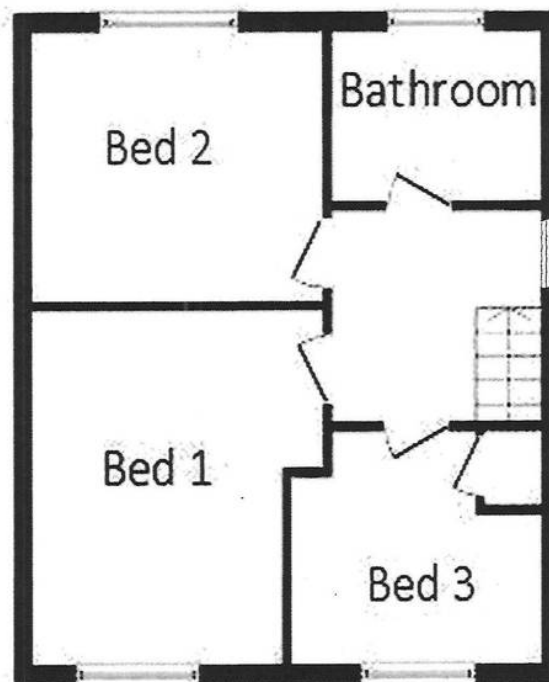
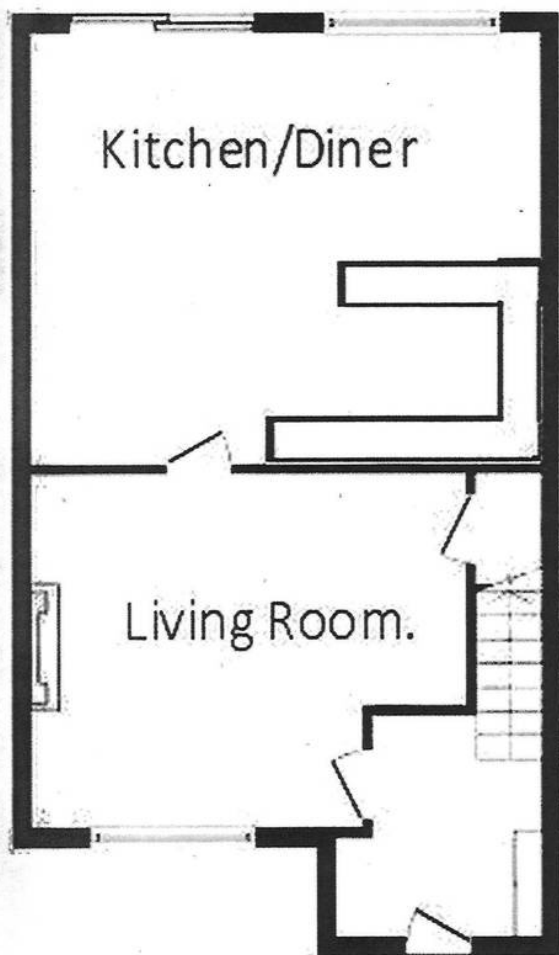
Lindfield Primary (1 mile), Blackthorns Primary (1.1 mile), Oathall Community College (1.1 mile). The local area is well served by several independent schools including: Great Walstead (2.1 miles) and Ardingly College (1.9 miles)

STATION

Haywards Heath (1.1 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —





Measurements

LIVING ROOM: 14'8 x 13'0

KITCHEN / DINING ROOM: 20'0 x 15'10

BEDROOM 1: 13'2 x 10'1 max

BEDROOM 2: 11'6 x 10'1

BEDROOM 3: 10'0 max x 7'0

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.