

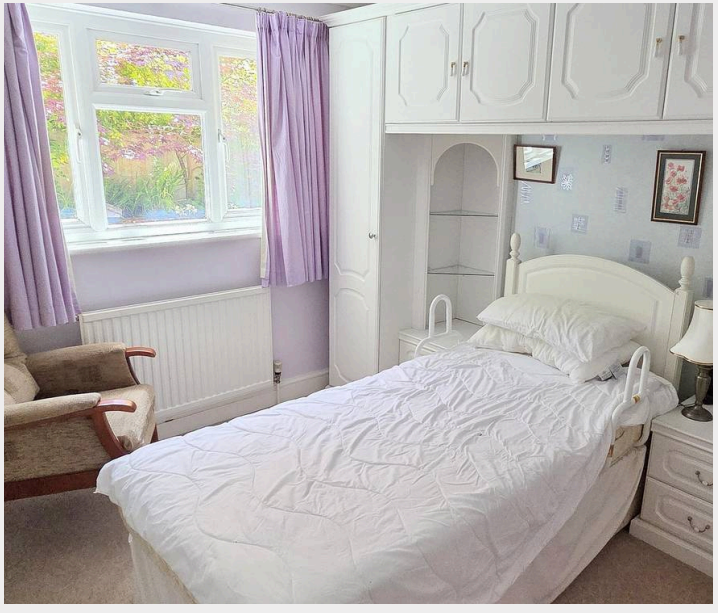
MANSELL McTAGGART
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4 Blackthorns Close, Lindfield, West Sussex, RH16 2UA

Guide Price £650,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A highly sought after 3 Double Bedroom detached bungalow with 2 Bath/Shower Rooms situated in this exclusive private close

- **Entrance Canopy** with front door opening up to spacious **Entrance Hallway** loft hatch and storage
- **Sitting Room** with feature fireplace
- Open plan **Kitchen / Dining Room** excellent range of fitted units and appliances plus double doors onto the garden
- **Principal Bedroom** fitted with a range of wardrobe units and rear window
- **En-Suite Cloakroom/WC** potential for shower to be installed, low level WC and wash basin
- Spacious double aspect **Bedroom 2** with storage/hanging space
- **Bedroom 3** window to front
- Separate **Family Bath/Shower Room** fitted white suite, enclosed bath and separate shower cubicle plus cupboards, sink and low level WC
- **Mature Side and Rear Gardens** Corner/End Plot laid to patios and lawns, mature hedging, plants, flowers and shrubs, shed/workshop and gated access on both sides
- Block paved **Private Driveway** room to enlarge if required
- Semi-integral **Garage**
- Double glazed windows + Gas fired central heating

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EPC Rating: D and Council Tax Band: F

LOCATION - This property occupies a pleasant tucked away position off a highly sought after road convenient for all village facilities. 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 Gatwick Airport and the M25.

SCHOOLS - Blackthorns Primary (0.1 miles), Lindfield Primary (0.8 miles), Oathall Community College (0.2 miles). Independent schools include: Great Walstead (2.2 miles), Ardingly College (2.8 miles).

STATION - Haywards Heath mainline station (0.9 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

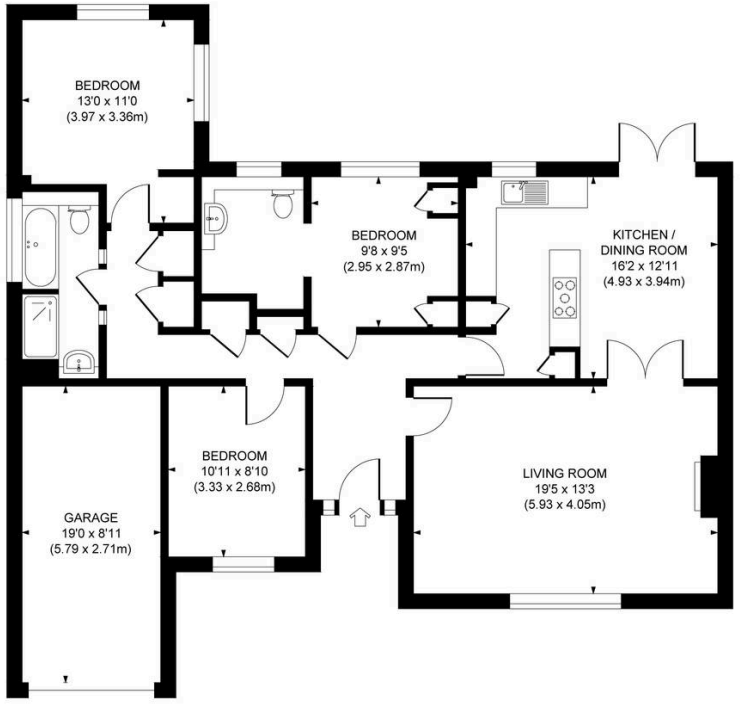
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Approximate Gross Internal Area
Main House 1,111 sq. ft / 103.27 sq. m
Garage 169 sq. ft / 15.69 sq. m
Total 1,280 sq. ft / 118.96 sq. m



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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