

MANSELL McTAGGART
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31 Harvest Close, Lindfield, West Sussex, RH16 2LW

Guide Price £375,000 Freehold







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

A tucked away 2 Double Bedroom semi-detached retirement bungalow (55 years +) situated in a central village location.

AVAILABLE WITH NO ONWARD CHAIN

- **Reception Hall** storage cupboard, loft hatch, airing cupboard with Worcester gas boiler
- **Sitting / Dining Room** with feature fireplace + sliding rear patio doors
- **Kitchen** with fitted units at eye and base level, eye level oven, 4-ring gas hob, space and plumbing for domestic appliances plus front window
- **Bedroom 1** with built-in wardrobes and rear window
- **Bedroom 2** Double aspect with front and side windows
- Separate **Bathroom** fitted with a coloured suite, enclosed bath with mixer tap and shower attachment, low level WC, wash basin, heated towel rail and opaque side window
- Gas fired central heating to radiators
- Double glazed windows
- **Communal Residents Gardens** laid to patio and lawns with mature hedges
- **Single Garage** 17'4 × 8'2 nearby with up and over door (power available if electric door required)
- Walking distance of the village Common, Pond and High Street

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EPC Rating: D and Council Tax Band: D

LOCATION - The property is situated off Luxford Road, just east of the picturesque High Street. Lindfield Common forms part of the village conservation area and is the venue of several social and sporting events throughout the year. The village High Street with its picturesque pond is within a short level walk where there is a traditional range of shops, boutiques, tea rooms and inns. The village also has an historic Church, high regarded primary and secondary schools as well as several sports and leisure groups. Haywards Heath town centre is approximately 1.5 miles where there is an extensive range of shops, stores and a mainline railway station.

STATION - Haywards Heath mainline railway station (1.6 mile). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

Service Charge: £4,091.30 per annum (for period 1.4.26 - 31.3.27) and includes upkeep of communal areas, external maintenance, buildings insurance, 24 hr care alarm system and services of the House Manager at No 6 Harvest Close.

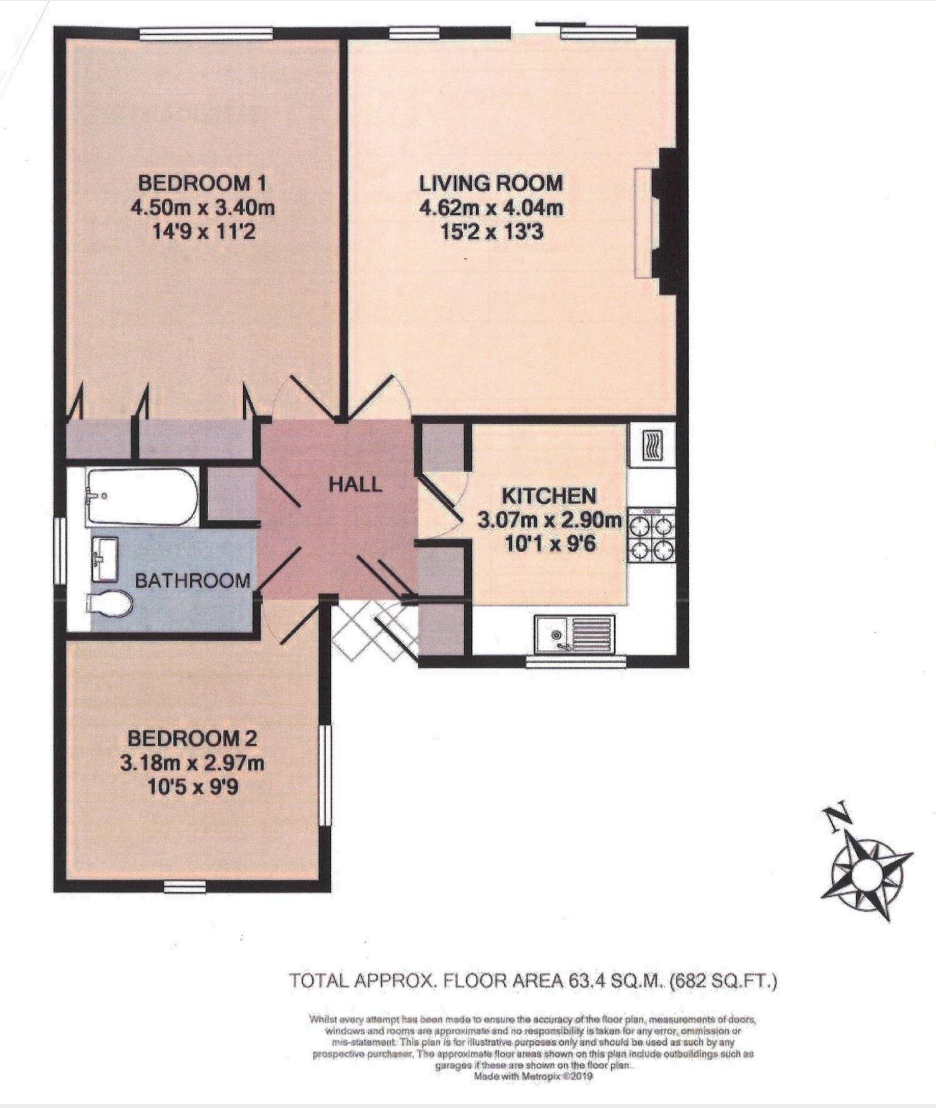
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