

MANSELL McTAGGART
Trusted since 1947

30 Brookway, Lindfield, West Sussex, RH16 2BW

Guide Price £425,000 - £450,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A well presented 3 Bedroom end of terrace family home in a pleasant tucked away position walking distance of village facilities

- **Entrance Hall** wood block floor and stairs
- Bright and spacious open plan front to back **Living / Dining Room** wood block floor, feature gas fire, double doors to garden, understairs storage with gas combination boiler and consumer unit
- **Kitchen** re-fitted 2020 with a range of units at eye and base level, space and plumbing for appliances with door to garden
- **First Floor** landing and loft hatch with ladder **Bedroom 1** linen cupboard and front window
- **Bedroom 2** fitted wardrobes / storage and rear window
- **Bedroom 3** currently fitted out as a dressing room, excellent wardrobes / storage, front window
- **Shower Room** re-fitted white suite, walk-in shower, low level WC, wash basin, heated towel rail and opaque rear window
- **Benefits** include uPVC double glazing, gas heating to radiators (boiler 2012), new consumer unit + wood block flooring
- 38' lawned **Front Garden** paved path and gated side access
- Sunny 60' x 23' **West Facing Rear Garden** laid to patio, lawn and a beautiful array of colourful plants, flowers and shrubs

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EPC Rating: C and Council Tax Band: D

- Single **Garage** located in a nearby block
- Excellent potential for extension, if required (STPP)
- Brookway Residence Association **Estate Charge**: £44.00 pcm

LOCATION - Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is within a 5 - 8 minute walk offering a traditional range of shops, stores, boutiques, churches, pubs and restaurants plus landmark Pond and Common which holds events throughout the year.

SCHOOLS - Well represented throughout the area. Blackthorns Primary (0.8 miles) Lindfield Primary (0.7 miles) Oathall Community College (0.7 miles). Independent Schools include: Great Walstead (2 miles) and Ardingly College (2.4 miles).

STATION - Haywards Heath mainline railway station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

BUS - A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts and railway station.

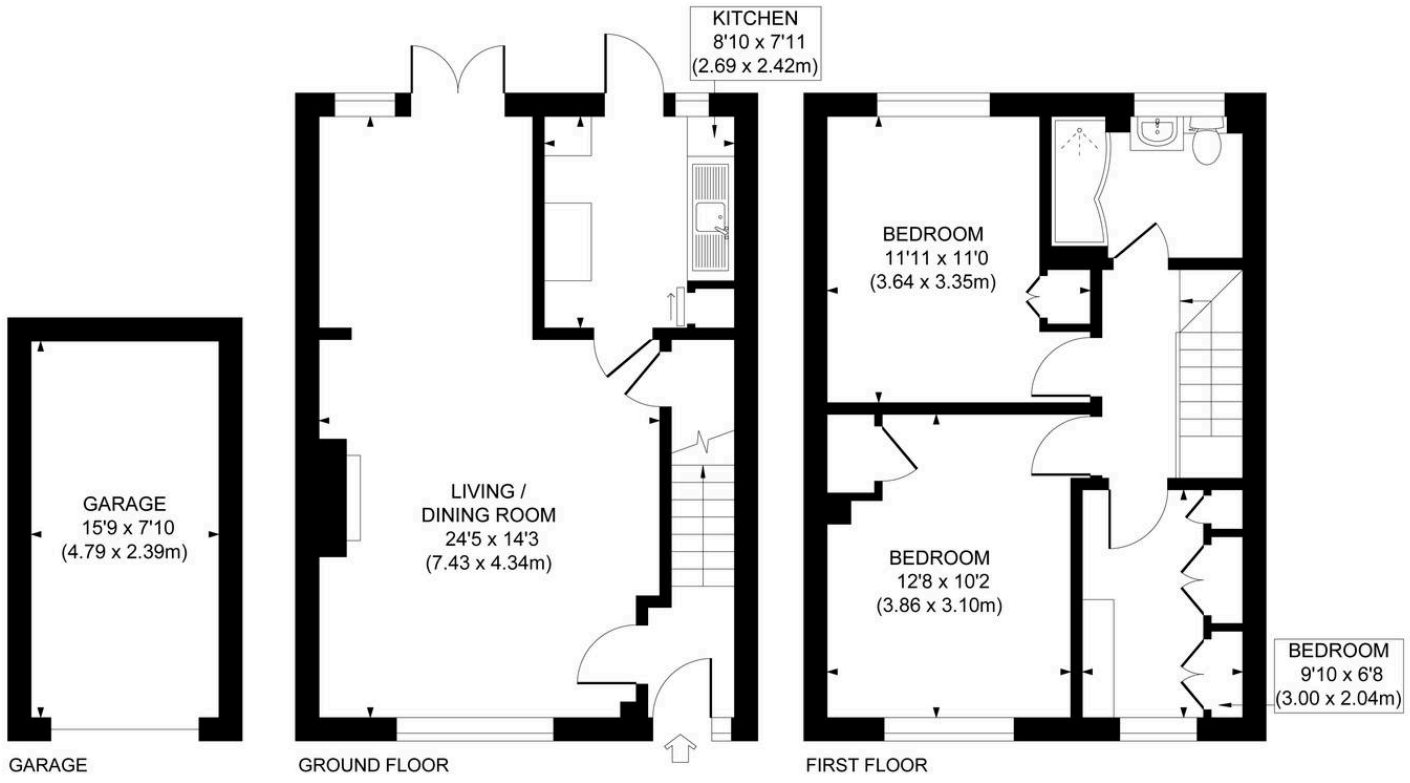
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Approximate Gross Internal Area
Main House 871 sq. ft / 80.93 sq. m
Garage 123 sq. ft / 11.44 sq. m
Total 994 sq. ft / 92.37 sq. m



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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