



**William Allen Lane
Lindfield, RH16 2SU**

**Asking Price Of
£400,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

William Allen Lane, Lindfield, RH16 2SU



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LOCATION

Offered with no onward chain, this Semi-Detached house is located on William Allen Lane, in the popular & historic village of Lindfield and is surrounded by breath-taking Sussex countryside, offering plenty of routes for walks in the sunshine. The property is conveniently positioned for access to Haywards Heath station, with its direct service to both London (in around 45 minutes) and Brighton (15 minutes). There are a selection of highly rated schools nearby so you have plenty of choice should you be moving in with children.

The picturesque village of Lindfield is lined with lime trees ('Lindfield' means 'open land with lime trees') and has an ancient church, boutique shops, pubs, coffee shops and restaurants, and there is a natural spring-fed pond at the bottom of the high street and a Common for a variety of local events, so it really is a wonderful place to live. Haywards Heath lies adjacent, just to the southwest. Further afield, the stunning South Downs and coast are within easy reach, meaning this property is perfectly positioned for anything you could need.

PROPERTY

On entering the property and stepping foot in the entrance hallway, the garage is to your left, offering the perfect storage space or scope to extend (stpp). There is a good-sized reception room to the front, leading on the kitchen at the rear of the property and doors leading to the garden from both the lounge and kitchen. An open staircase takes you up to the first floor, to your

right, you'll find the airing cupboard with ample storage space, bathroom with bath and sink, and a separate toilet next door. The loft hatch is accessed from the landing and offers future potential to extend (stpp), or plenty of space for storage. The third bedroom is a single but could easily be used as a home office or would be the perfect bedroom for a small child. The master bedroom, also located at the front of the property, has a built-in storage cupboard, and is of a good size. Bedroom 2 is to the rear, once again fitted with built in storage and views over the private back garden.

The entire property is in working order, however requires refurbishment throughout, so makes the perfect home for anyone looking to take on a project and make somewhere their own. The property is of a good size, however offers plenty of space to extend due to neighbouring properties converting the loft and/or extending to the rear/side (stpp).

OUTSIDE

Approaching the house you'll find driveway parking for 2-3 cars. A side gate takes you through to the rear of the property where you'll find the private, tree lined rear garden.





Buses

3 minute walk



Shops

Morrisons Daily
0.4 miles



Trains

Haywards Heath
1.4 miles



Airport

Gatwick
14.6 miles



Roads

M23
10 miles



Sport & Leisure

The Dolphin
1.9 miles



Rental Income

£1,400 pcm
once refurbished



Schools

Blackthorns Community
Primary
Oathall Community
College



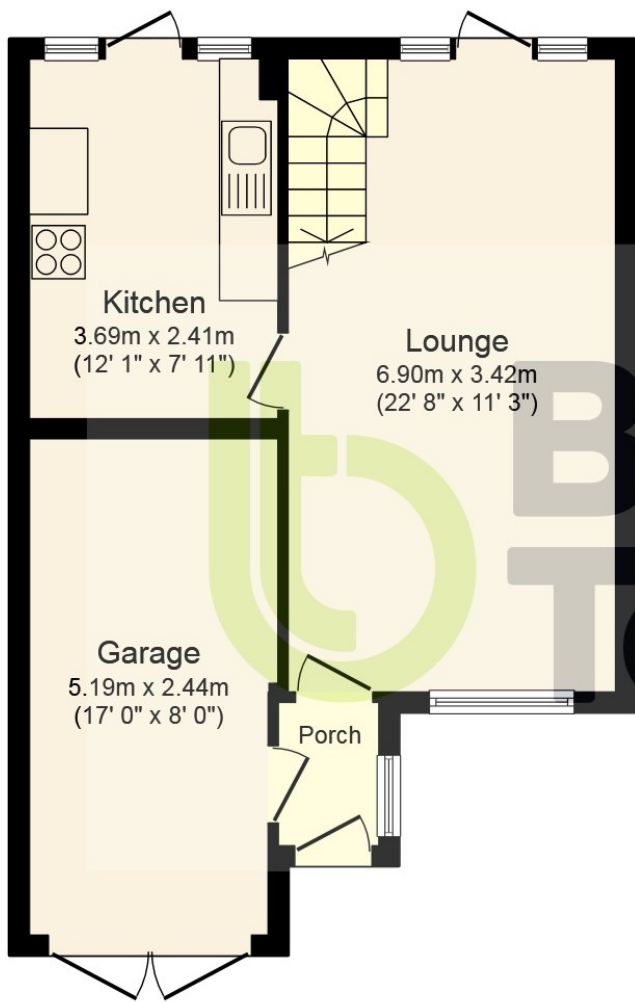
Broadband

Up to 67 Mbps

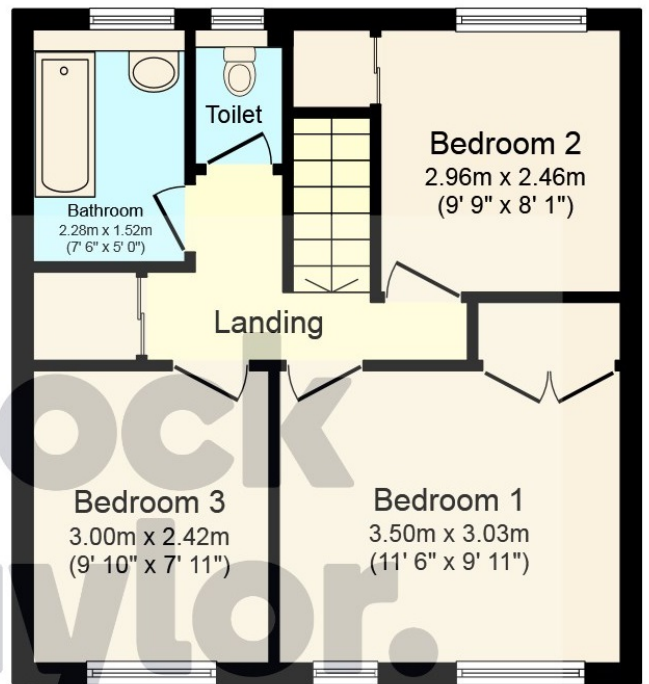


Council Tax

Band D

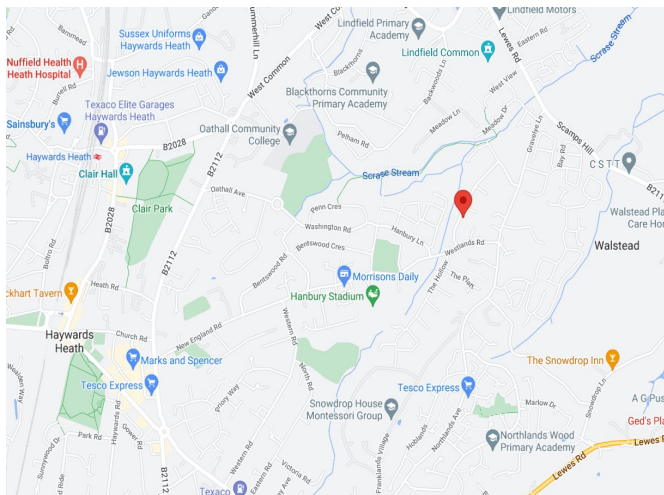


Ground Floor



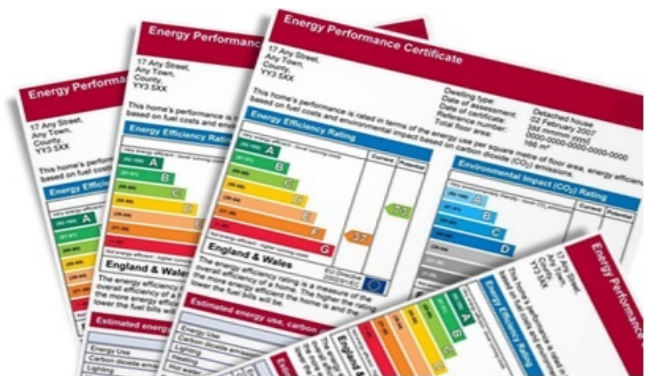
First Floor

Map Location



Total Approximate Floor Area
925 sq ft / 86 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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