

MANSELL McTAGGART
Trusted since 1947

22 Portsmouth Lane, Lindfield, West Sussex, RH16 1SD

Guide Price £1,200,000 - £1,250,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A substantial family home with highly felxible 2,900 sq ft presented in excellent order. Secluded 0.35 Acre Plot in Prime Lindfield location walking distance of Railway Station, Schooling + High Street

- **5 Double Bedrooms with 5 Reception Rooms and 2 Bath/Shower Rooms**
- Spacious **Private Driveway** + integral 20' **Garage / Workshop**
- **Reception Hall** beautiful herringbone wood block flooring
- **Cloakroom/WC** white suite (potential shower)
- **Study** (optional Bed 6)
- **Sitting Room** triple aspect with woodburner / gas fire and wood block floor
- **Family / Garden Room** double aspect, doors to garden and Italian porcelain tiled floor
- **Bedroom 5** space for Murphy Bed + sink
- Superb open plan **Kitchen / Dining Room** extensive range of units and appliances including: induction hob, pop up extractor, hot tap, corner carousel units, frridge, freezer, wine fridge, dishwasher plus breakfast bar, sliding doors onto the garden, LED lighting, downlighting, underfloor heating, gas fire + Oak flooring
- **Utility Room** space for domestic appliances
- **First Floor** - **4 Bedrooms**
- **Bedroom 1** + **Dressing Room** + re-fitted **En-Suite Shower Room**
- **Family Bath/Shower Room** reconfigured white suite

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EPC Rating: C and Council Tax Band: G

- **Private Rear Gardens** generous family paved terrace, an expanse of lawn, mature hedges and multi purpose 21'1 x 16'3 **Garden Studio**

LOCATION - The property is situated on the Lindfield/Haywards Heath borders walking distance of Haywards Heath railway station, local schools and The Witch Pub on Sunte Avenue. Portsmouth Lane runs between Summerhill Lane and High Beeches Lane in a prime residential area. The village High Street is within a mile offering shops, restaurants / pubs, pond and Common.

SCHOOLS - Two Primary Schools within the village + Oathall Community College (Secondary School) with its farm. **Independent Schools** nearby include: Great Walstead, Ardingly College, Cumnor House, Worth and Burgess Hill School for Girls.

STATION - Haywards Heath mainline railway station (1 mile) - commuter links to London (Victoria/London Bridge 47 mins), Gatwick (15 mins) and South Coast (20 mins).

BY ROAD - Access to the surrounding areas can be gained via the Ardingly Road, Balcombe Road, A272 and the A/M23, the latter is 6 miles to the West at Bolney/Warninglid or 8 miles to the North (Maidenbower / Junction 10a).

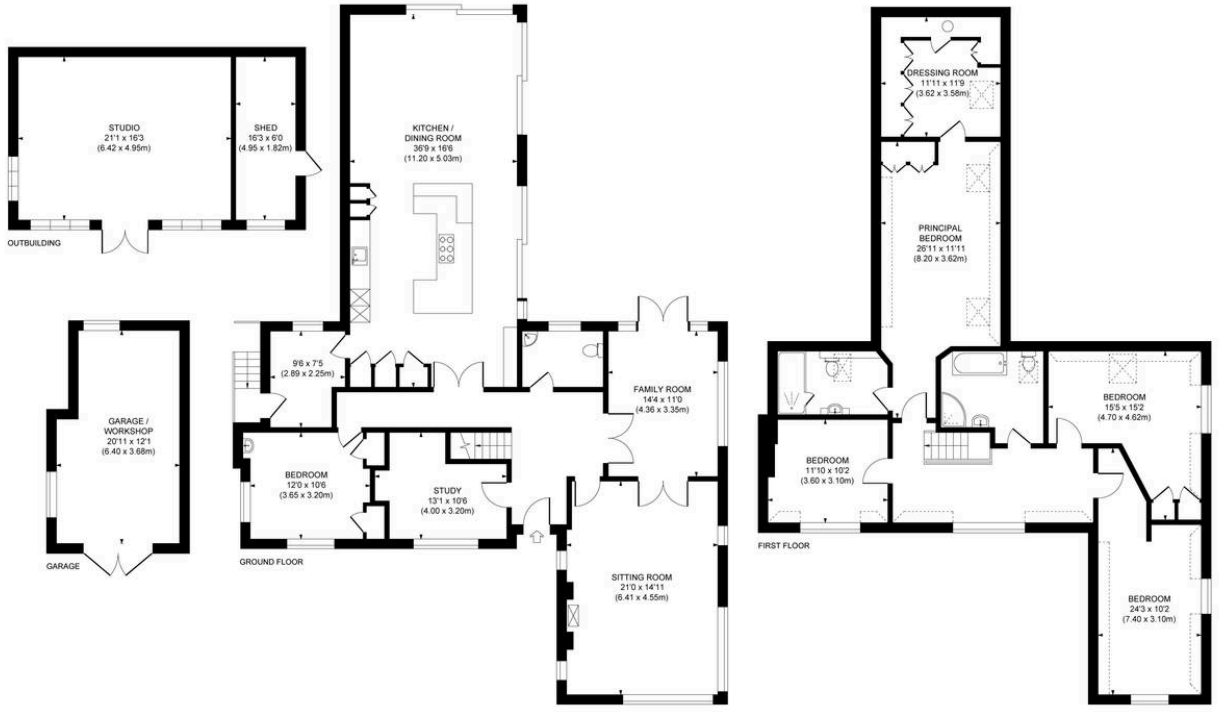
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Approximate Gross Internal Area
Main House 2,938 sq. ft / 272.92 sq. m
Garage 236 sq. ft / 21.93 sq. m
Outbuilding 440 sq. ft / 40.91 sq. m
Total 3,614 sq. ft / 335.76 sq. m



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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