



122 The Welkin, Lindfield, West Sussex, RH16 2PL

Guide Price £500,000 Freehold

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122 The Welkin, Lindfield, West Sussex, RH16 2PL

Guide Price £475,000 - £500,000

What we like...

- * Spacious and well-proportioned home with huge scope for extension.
- * Lovingly maintained by current owners.
- * Just five mins walk from the gorgeous Lindfield High Street with pubs, restaurants and boutiques.
- * Driveway parking with garage in nearby block. Sunny south facing garden.
- * No onward chain means a swift move is possible.

Welcome Home

A well presented and carefully maintained three bedroom home forming part of the ever popular Welkin development, ideally positioned within an easy walk of Lindfield's picturesque High Street and offered for sale with no onward chain.

The home enjoys a well balanced and practical layout, perfectly suited to modern family life whilst also offering excellent scope for future improvement. An entrance hall provides access to a cloakroom and staircase rising to the first floor, whilst the sitting room sits to the front and flows through to the dining room, creating a natural entertaining space. The dining room and kitchen both open out to the rear garden, allowing the house to work particularly well during the warmer months.

For buyers looking to create a more contemporary layout, there is clear potential to open the kitchen into the dining room and extend to the rear, as many neighbouring homes have done, creating a large open plan kitchen/dining/family space overlooking the garden. In addition, the loft offers excellent potential for conversion, subject to the necessary consents, allowing for the creation of a generous principal bedroom suite with ensuite.

On the first floor there are three bedrooms together with a family bathroom, making the home equally well suited to growing families, downsizers or buyers looking to secure a position within one of the South East's most desirable villages.

Further benefits include gas fired central heating, double glazed windows throughout, a private driveway providing off road parking for two vehicles, and a single garage located in a nearby block.

Stepping Outside

The rear garden is a particularly strong feature of the home, with a sunny south facing aspect that means you enjoy sunshine throughout the day. Generous in size and well arranged, it provides plenty of space for entertaining, children or keen gardeners, whilst the rear access is a significant advantage for a terraced home. Ideal for bikes, dogs, or simply everyday practicality.

To the front is private driveway parking, which is a huge advantage in The Welkin.



Lindfield Life...

The Welkin is one of the best positioned closes in lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it's less than a five minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of ale or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and Le Flamant, whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Duck's Hot Subs are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking you have endless walks on your doorstep and can easily walk out to Ardingly Reservoir via the rear gate.

Haywards Heath's mainline station is easily accessible (25 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

The Specifics

Title Number: SX92293

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

