



36 Fieldway, Lindfield, Haywards Heath, West Sussex, RH16 2DD  
£450,000



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**£450,000 House - End Terrace**

- **Immaculate End of Terrace House**
- **Spacious Living/Dining Room**
  - **Modern Bathroom Suite**
    - **Well Kept Garden**
    - **Sought After Location**
  - **Modern Fitted Kitchen with Appliances**
    - **Conservatory**
    - **Gas Central Heating**
    - **Garage & Parking Space**

This property is situated on the outskirts of the picturesque village of Lindfield which is located in West Sussex, within the district of Mid Sussex. The village is popular with families and professionals alike and boasts a variety of local shops, pubs and restaurants. The nearby town of Haywards Heath has a mainline railway station, providing direct access into London and Brighton.

The area is well served by local schools, including St Wilfrid's Catholic Primary School and Haywards Heath College. There are also plenty of leisure facilities nearby, including the Dolphin Sports Centre and Haywards Heath Golf Club. The South Downs National Park is also close by, providing the perfect place for outdoor activities.

The property itself is a well-presented 3 bedroom end-of-terrace family home which has been well maintained with the addition of a full-width conservatory. There is side access to the house with direct access to the garage block at the rear.

The ground floor accommodation includes an entrance hall with stairs leading to the first floor, a spacious lounge /diner with feature fireplace with access to the conservatory. The kitchen/breakfast room has been fitted with a range of modern units with access to the conservatory and rear garden.

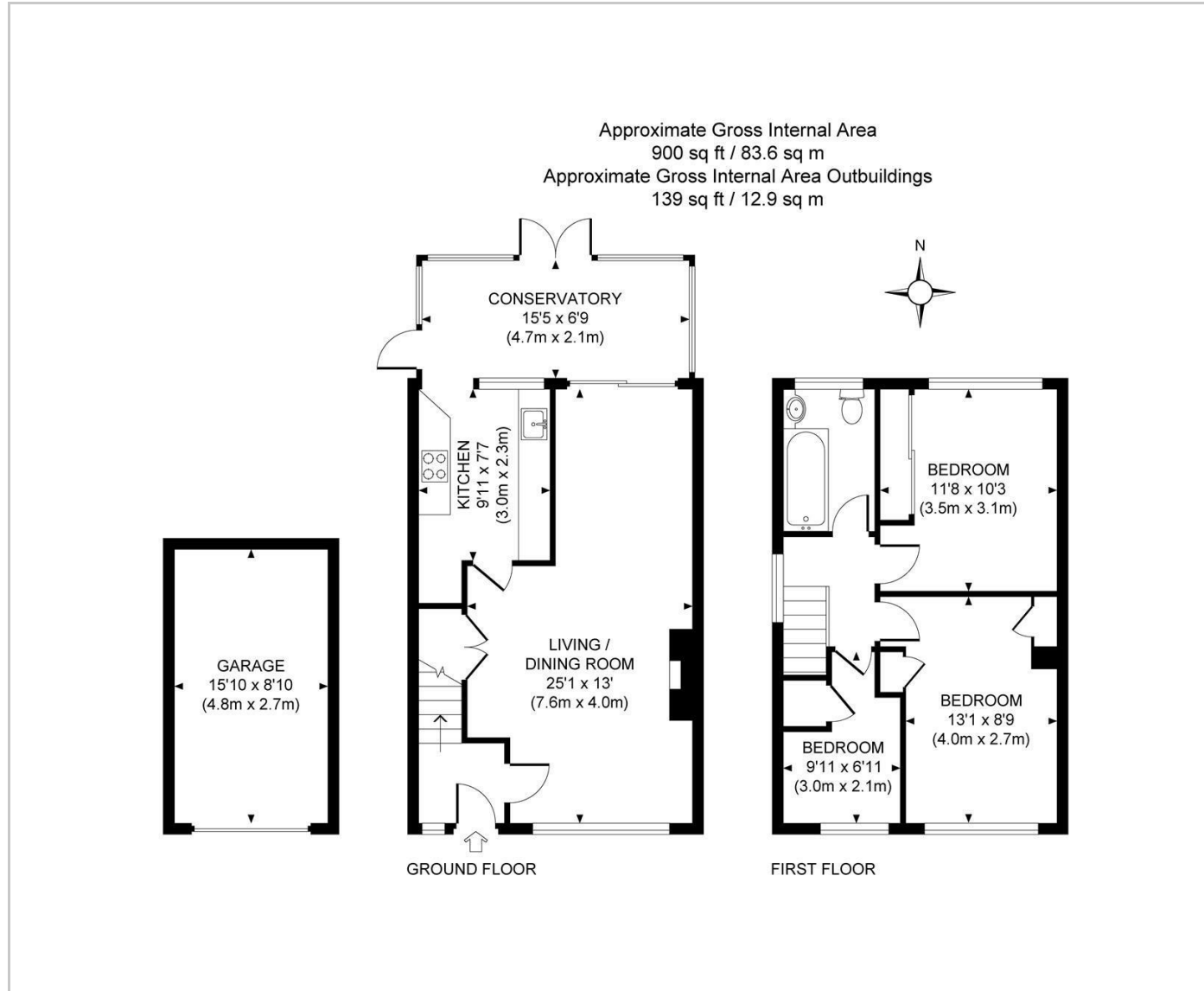
Externally, there is an attractive front garden laid mainly to lawn. To the rear of the property there is an enclosed garden with patio area ideal for al-fresco dining or entertaining friends and family during the summer months. There is also side access leading to a garage block at the rear.

This property would make an ideal home for any buyer looking for easy access to Haywards Heath and all that it has to offer. Viewing is highly recommended to fully appreciate all this property has to offer!

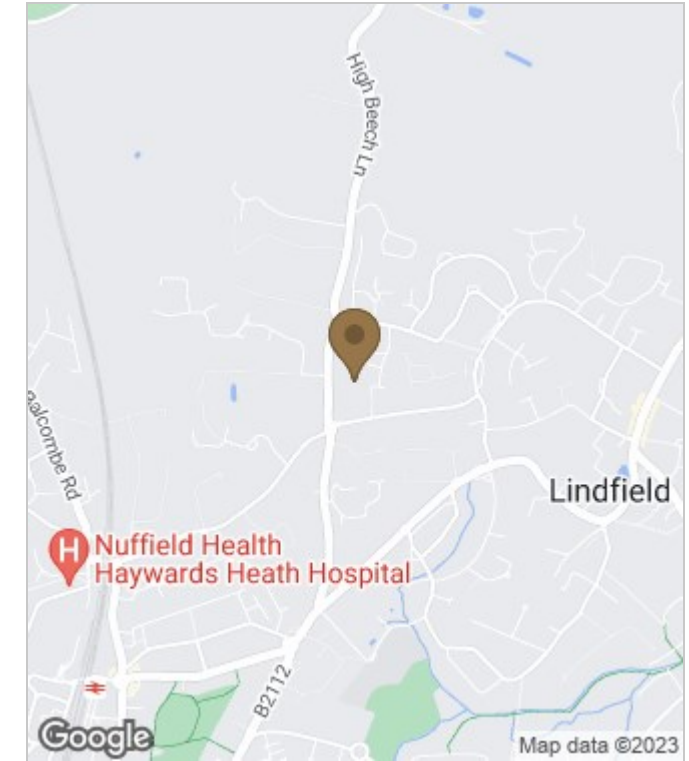
EPC 'D'  
Council Tax Band 'D'



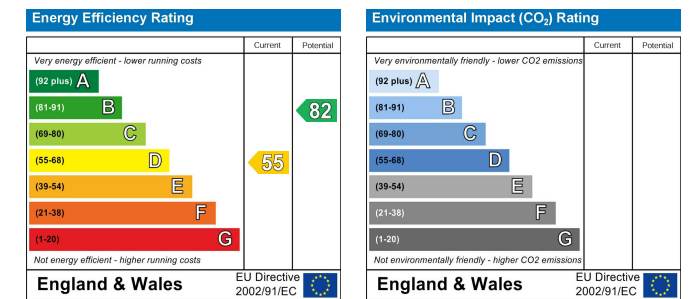
## Floor Plans



## Area Map



## Energy Performance Graph



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