



Chestnuts Close
Lindfield, West Sussex, RH16 2

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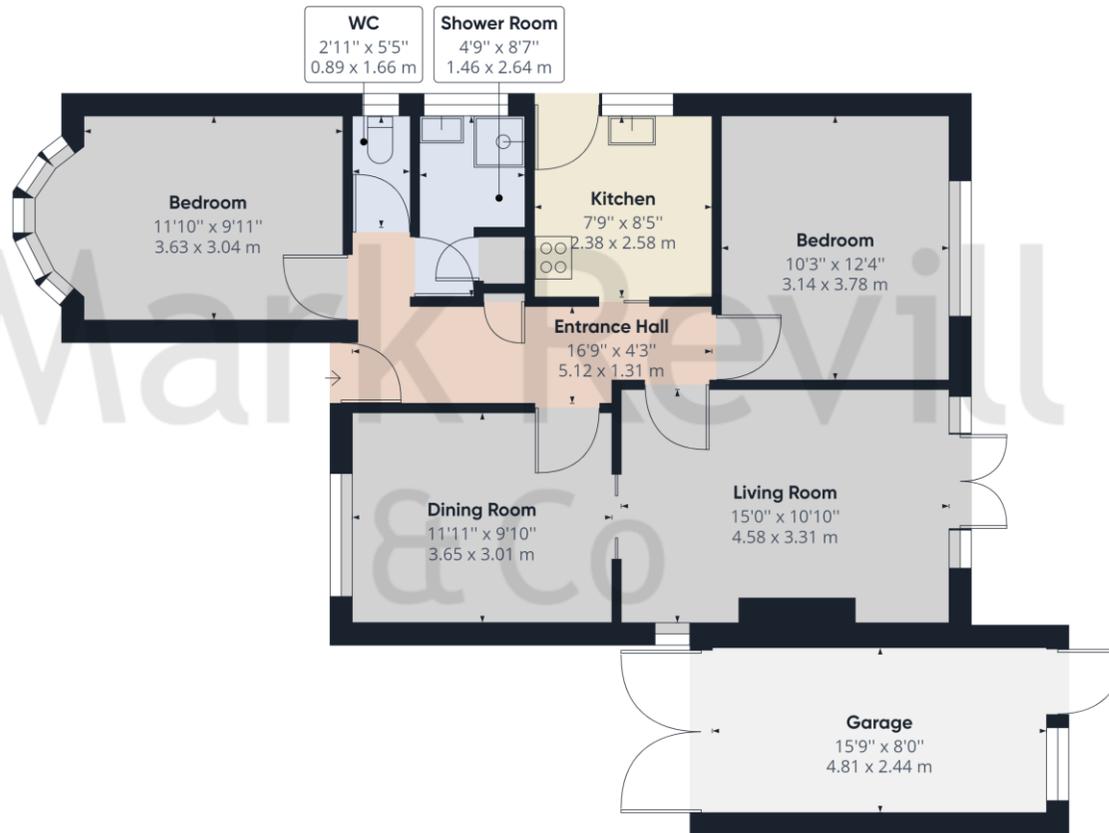
Guide Price £475,000 - Freehold

This link-detached 2 double bedroom bungalow provides an excellent opportunity for a purchaser to modernise, reconfigure and extend if required (subject to the necessary consents being obtained). The property benefits from a sitting room with casement doors to the rear garden, dining room, kitchen, shower room and separate wc. There is also a useful attic room with Velux window, accessed via a pull-down ladder. The property further benefits from gas fired central heating and replacement double glazing. To the side of the property is an attached garage, approached by a brick paved driveway providing off road parking for a number of vehicles. There are gardens to the front and rear of the property, with the rear garden being fully enclosed and featuring a terrace, area of lawn and mature shrub and hedged boundaries.

Situated in this popular private road, the property is ideally positioned for access to Lindfield's High Street, which provides a range of boutique shops together with supermarket, artisan butcher, greengrocer and popular public houses and restaurants. Haywards Heath is just under a mile away, and provides a further comprehensive selection and shops and services, leisure facilities and mainline train station providing links to the south coast and London. There is a bus stop close to the entrance of Chestnuts Close, with a regular service throughout West and East Sussex.







Approximate total area⁽¹⁾
 888.24 ft²
 82.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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