



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	94	A	
B	83	B	
C		C	
D		D	
E		E	
F		F	
G		G	



5 Woodpecker Chase, Lindfield, West Sussex, RH16 2AL

Guide Price £615,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 5 Woodpecker Chase, Lindfield, West Sussex, RH16 2AL

What we like...

- \* Modern home with plenty of kerb-appeal and a high spec finish.
- \* Delightful location in the heart of Lindfield - one of Sussex's most desirable villages.
- \* 20ft living room with plenty of space for sitting and dining areas.
- \* Walk of village High Street, Haywards Heath Station and Blackthorns & Oathall Schools.
- \* Gorgeous interiors.

**GUIDE PRICE £615,000 - £625,000**

### The Home...

If you're looking for a high spec, modern home in the heart of one of Mid Sussex's most desirable villages then look no further than this beautiful semi-detached home in Woodpecker Chase, Lindfield - a peaceful close of just 13 homes within walk of the quintessential High Street, Blackthorns Primary School and Haywards Heath's mainline station.

The home was built in 2015 by the highly regarded Shanly Homes, who are renowned for their attention to details and high specification finishes and our clients have been here since new, adding their own gorgeous interiors that mean is perfect for anyone looking for low maintenance living and 'no work required'.

The social kitchen provides plenty of space for a breakfast table and is a sleek, stylish space. The high gloss units, stone worktops and Miele & Siemens integrated appliances (fridge, freezer, dishwasher, washing machine, oven and gas hob) all sew together beautifully.

Across the rear is the open plan living room extends to over 20ft and is the heart of the home with plenty of space for sitting and dining areas. The room is flooded with natural light due to the southerly and dual aspect. 'French' doors open on the garden, connecting the inside with the out - great in the summer months.

The ground floor also has a cloakroom.

A turned staircase rises to the first floor, which incorporates three bedrooms and two bath/shower rooms. The master bedroom enjoys its own modern en-suite shower room and fitted wardrobes. The second bedroom also has fitted wardrobes & both second and third bedrooms overlook the rear. Each is served by the contemporary family bathroom with overhead power shower.

Further attributes include the bespoke plantation shutters which really add a touch of quality, gas fired central heating, quality double glazing and plenty of insulation providing a high degree of energy efficiency (EPC: B - 83, potential A 94). For peace of mind, there is the remainder of 10 year new homes warranty which expires in 2025.

Quality modern homes such as this are seldom available in the heart of Lindfield and viewing really is considered a must!

### Step Outside...

The garden enjoys a favoured southerly aspect meaning plenty of sunshine through the day. The paved terrace lies adjacent to the house and is the perfect spot to unwind with a cold G&T. There is an expanse of lawn and plethora of pretty flowers, plants and shrubs. The garden shed provides useful storage and there is gated side access.

To the side is parking for two cars (tandem).



### Location, Location, Location....

Woodpecker Chase lies off Blackthorns 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 a two 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 or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai, whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Slake 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, Scrase Valley Nature Reserve is just a few yards stroll.

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 Finer Details...

Tenure: Freehold

Title Number: WSX372650

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband Speed: Superfast (up to 59 mbps)

Garden Orientation: South-West

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

