



**MANSELL
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Trusted since 1947



9 By Sunte, Lindfield, West Sussex, RH16 2DG

Guide Price £700,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A charming 3 Double Bedroom, 2 Bath/Shower Room detached chalet property situated on the popular Western side of Lindfield village + offered for sale with NO CHAIN

- **Reception Hall** stairs, storage and airing cupboard
- Ground floor **Shower Room/WC** fitted white suite
- Ground floor **Double Bedroom 3** or flexible Reception Room
- **Kitchen** fitted range of units and space for domestic appliances
- Separate double aspect **Dining Room**
- **Sitting Room** fireplace, rear bay and double doors to garden
- **First Floor - 2 Double Bedrooms** both double aspect with built-in wardrobes
- **Family Bathroom** fitted with a white suite
- Gas fired central heating to radiators
- uPVC double glazed windows
- **Private Driveway** for 2 vehicles
- Attached **Garage** electric up and over door, power, lighting, meters and door to garden
- Paved area of **Side Garden** leading around to the enclosed **Rear Garden** (35' deep x 60' wide) patio areas, shaped lawn, mature plants, flowers, shrubs and summerhouse



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EPC Rating: D and Council Tax band: F

LOCATION

The property is situated in a sought after residential road of family houses approx half a mile from Lindfield High Street. The village of Lindfield offers an extensive range of shops, stores, cafes and restaurants in the picturesque High Street. Extensive open countryside is also close by.

SCHOOLS

Lindfield village benefits from two excellent Primary Schools and the property is within walking distance of Oathall Community College Secondary school.

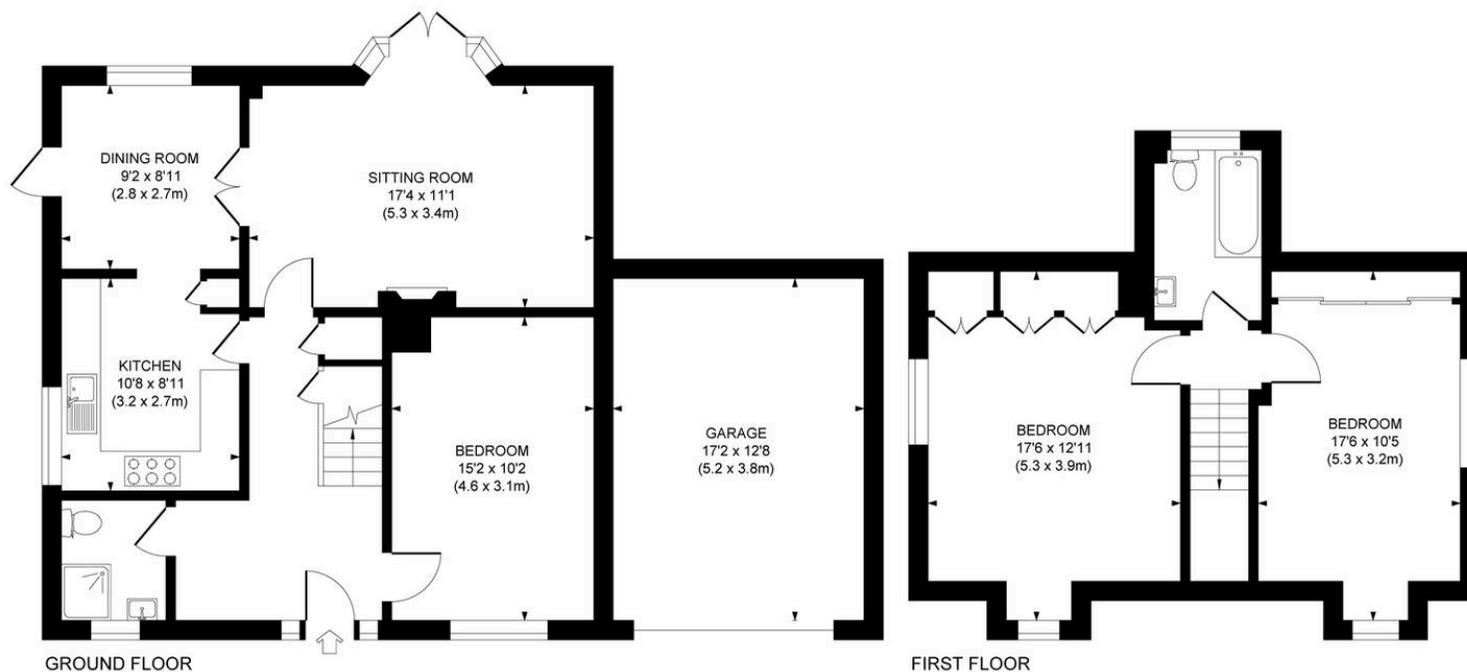
STATION

Haywards Heath mainline railway station is also within walking distance (1 mile) and offers frequent services to London (Victoria / Bridge both approximately 47 minutes), Gatwick Airport and the South coast at Brighton.



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Approximate Gross Internal Area
1188 sq. ft / 110.37 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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