

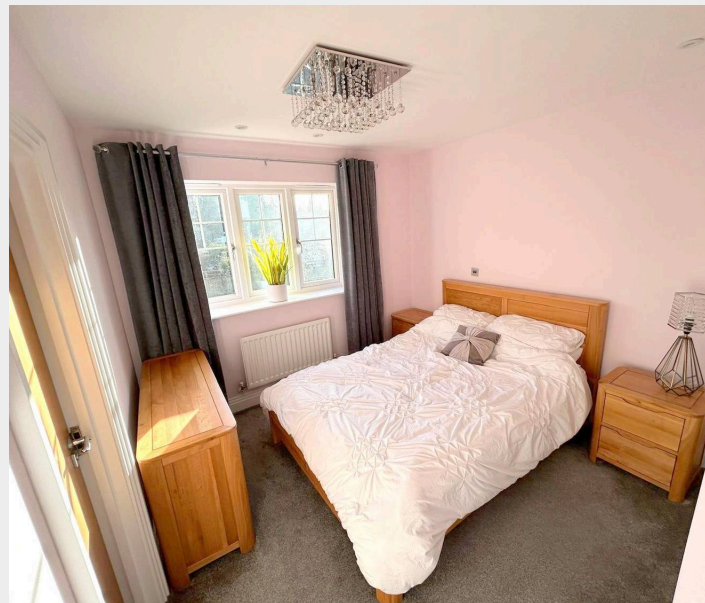




1 Woodpecker Chase, Lindfield, RH16 2AL

A modern 3 Bedroom, 2 Bath/Shower linked-detached village home, situated in a desirable private no through road

- **Reception Hall** oak flooring, storage cupboard, turned staircase to first floor
- **Cloakroom/WC** fitted white suite
- Double aspect **Sitting Room** casement doors leading to garden
- Generous triple aspect **Kitchen / Dining Room** selection of fitted appliances
- **Principle Bedroom** + fitted wardrobes
- **En-Suite Shower Room** spacious shower enclosure, rain shower head in tiled surround
- **Modern Family Bathroom** fitted white suite
- **Second Double Bedroom** double wardrobes
- **Third Bedroom** double aspect
- Generous loft space, partially boarded
- Gas fired central heating to radiators
- Double glazed windows
- **Driveway Parking** to the rear
- Attached **Garage** electric door, light, power, rafter storage, door to garden
- **Front Garden** tree and shrub borders
- Private and secluded 32' x 30' **South Facing Rear Garden** full width patio, level lawn, steps down to shed + door into garage



Woodpecker Chase Management Company Limited – Maintenance Charge: £245.00 per annum.

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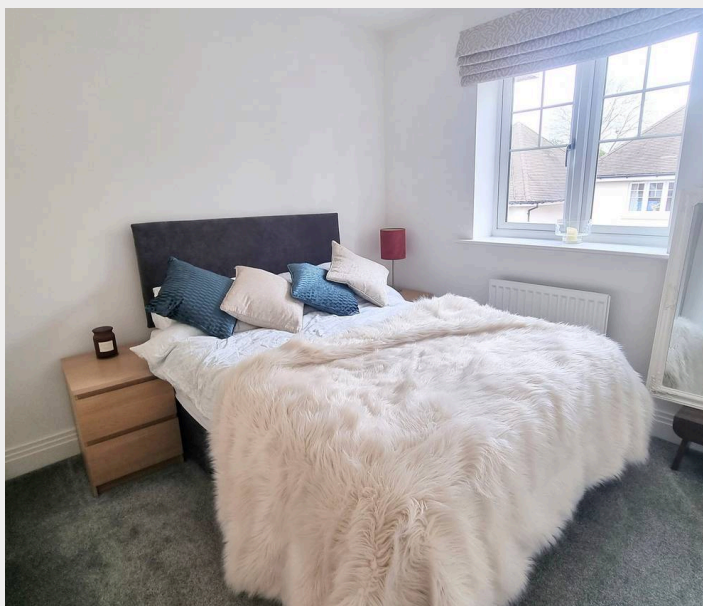
EPC Rating: B and Council Tax Band: E

LOCATION - This bespoke development is located in a tucked away position at the top of Blackthorns Close and the picturesque High Street is nearby with a traditional range of shops, stores, boutiques, churches, pond and common. The Village Common hosts several events throughout the year and Lindfield has numerous sports clubs, leisure groups / societies including the long established Bonfire Society.

STATION - 20 mins walk of Haywards Heath railway station (1 mile) offering fast / regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

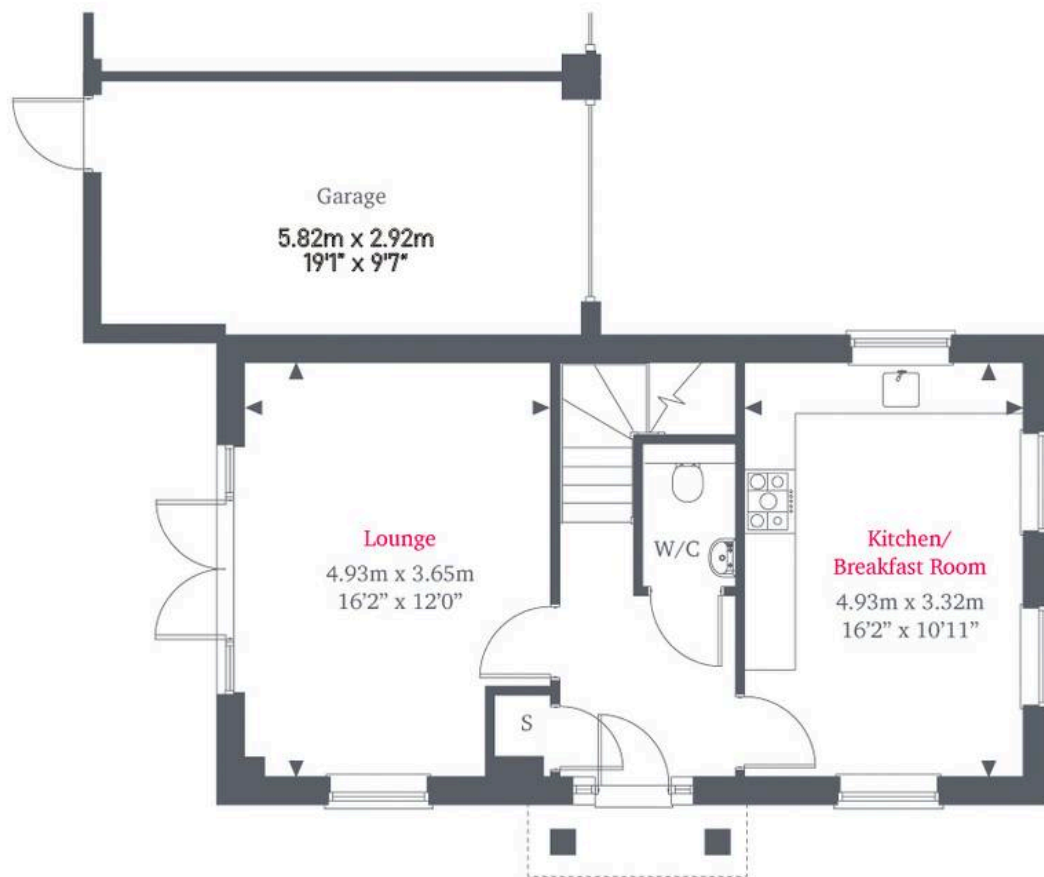
SCHOOLS - There are 2 excellent primary schools within a few minutes walk + Oathall Community College + Sixth Form College in Haywards Heath. The area is well served by independent schools including: Great Walstead, Ardingly College and Burgess Hill School for Girls.

BY ROAD - Access to the major surrounding areas can be gained via the A272 (East: Lewes / Uckfield) and A/M23, the latter lying approx 6 miles to the West at Bolney / Warninglid (linking Gatwick Airport / M25).



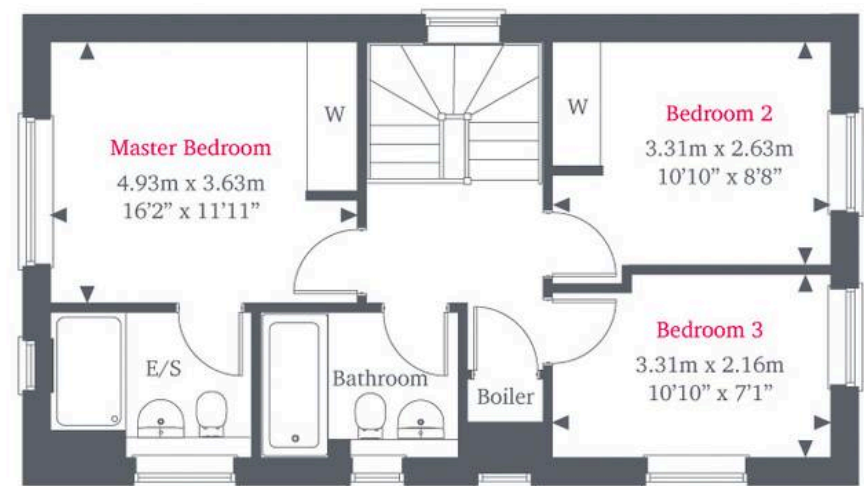
**MANSELL
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Ground Floor



First Floor

Total Floor Area: 103.8 Sq M
(1,117 Sq Ft)



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