



**MANSELL
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5 Cripland Close, Lindfield, West Sussex, RH16 2SQ

Guide Price £775,000 Freehold

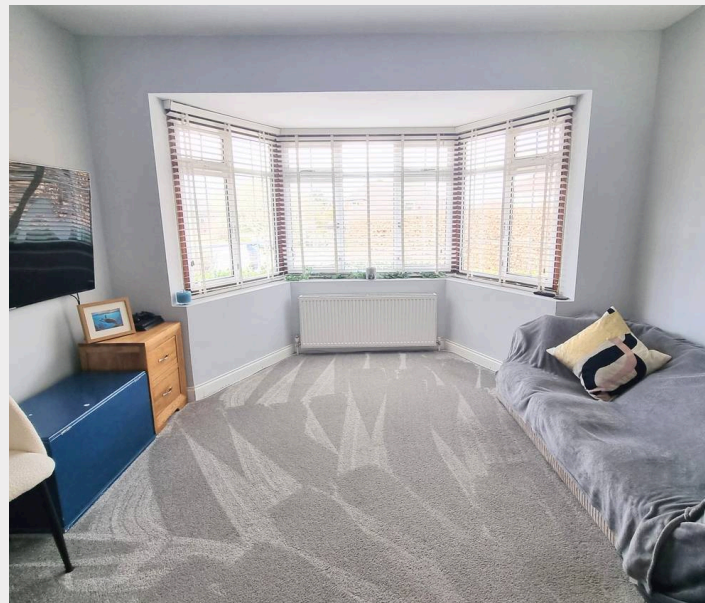


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PLEASE WATCH VIEWING VIDEO

SPACIOUS FAMILY BUNGALOW An updated and extended 4 Bedroom, 2 Bath/Shower Room Detached Bungalow (1,589 sq ft). Generous Private Driveway, sunny South East facing Rear Garden and potential for further alteration.

- Spacious Reception Hall + storage
- Generous open plan double aspect Kitchen / Dining / Family Room + doors onto garden
- Principle Bedroom high pitched ceiling and doors to garden + Dressing Room + En-Suite Shower Room modern fitted suite
- 3 Further Bedrooms
- Separate bay fronted Sitting Room
- Re-fitted white Family Bath / Shower Room
- Private, enclosed and improved South East Facing Side + Rear Gardens (80' max wide x 85' max deep) paved patio, shaped lawns + 19'8 x 9'5 Workshop / Studio
- Gas central heating to radiators
- Double glazed windows
- Excellent potential for further improvement / alteration / extension (STPP)
- Generous block paved Private Driveway (space for garage, if required (STPP))
- Tucked away village location



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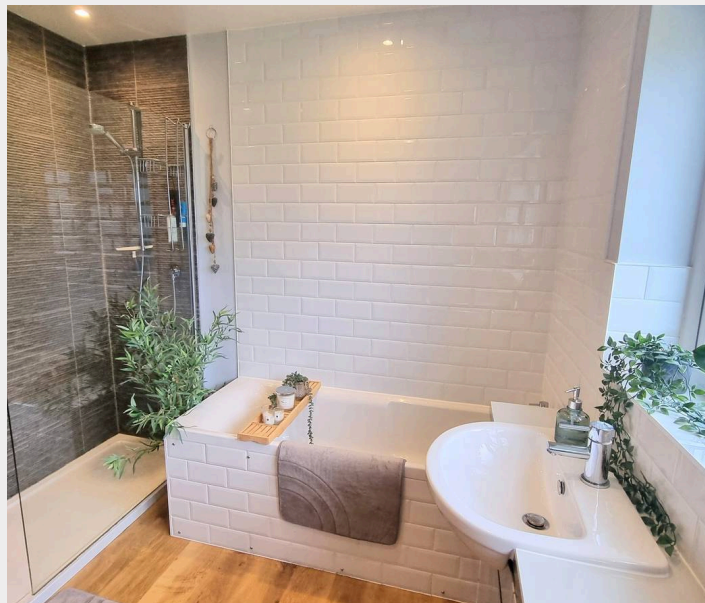
EPC Rating: C and Council Tax Band: E

LOCATION - Cripland Close is located off William Allen Lane on the village outskirts with the picturesque tree-lined High Street only 1 mile distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (1 mile), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.5 miles). The local area is well served by several independent schools including: Great Walstead (1.5 miles) and Ardingly College (3.5 miles).

STATION - Haywards Heath mainline railway station (1.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area

Main House 1589 sq. ft / 147.61 sq. m

Outbuilding 193 sq. ft / 17.93 sq. m

Total 1782 sq. ft / 165.55 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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