



12 Blackberry Drive, Lindfield, West Sussex, RH16 2GF

Guide Price £600,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A modern 4 Bedroom, 2 Bath/Shower semi-detached family home spanning 3 floors built by Taylor Wimpey in 2019 to 'The Elliston' design

- **Reception Hall** stairs to first floor + meter cupboard
- Bay fronted **Sitting Room**
- Inner lobby + deep storage
- **Cloakroom/WC** fitted white suite
- Full width open plan **Kitchen / Dining Room** + fitted appliances and doors to garden
- **First Floor** landing + airing cupboard
- **3 Double Bedrooms** one with fitted wardrobes
- **Family Bathroom** fitted white suite
- **Top floor** double aspect **Principle Bedroom** fitted wardrobes
- **En-Suite Shower Room** fitted white suite
- **Driveway** Parking for 2-3 vehicles
- 45' x 26' max **South Facing Rear Garden** enlarged paved patio, lawn, flowers beds, fencing and side gate
- Former Garage - converted into 10'9 x 8'8 **Home Office** + 9'10 x 7'10 front **Storage**
- **Driveway** Parking for 2-3 vehicles
- Gas fired central heating to radiators + double glazed windows
- Potential for rear extension, if required (STPP)
- 10 year NHBC cover until 2029
- Walking distance of the village Common, Schooling and picturesque High Street



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EPC rating: B and Council Tax Band: E

Estate Charge: £33.00 pcm

LOCATION

Blackberry Drive is situated just off Gravelly Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles 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 (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

STATION

Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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TOTAL 113.9 sq. m. / 1,237 sq. ft.

Ground floor



Kitchen/Dining Area

4.89m x 2.90m

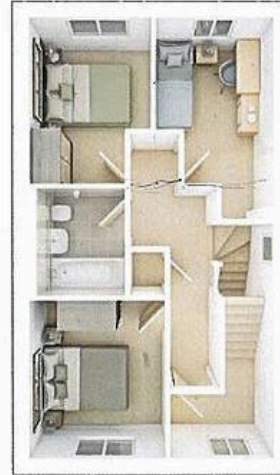
16'1" x 9'6"

Living Room

3.81m x 4.26m max

12'6" x 14'0" max

First floor



Bedroom 2

3.15m x 2.73m

10'4" x 9'0"

Bedroom 3

3.97m x 2.34m max

13'1" x 7'8" max

Bedroom 4

3.31m x 2.45m max

10'10" x 8'0" max

Second floor



Master Bedroom

6.64m x 3.89m max

21'10" x 12'9" max

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