



**MANSELL
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27 Chilton Grove, Lindfield, West Sussex, RH16 2BE

Guide Price **£725,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A stunning 4 Bedroom, 3 Reception Room, 3 Bath/Shower Room semi-detached home built by Croudace Homes in 2013 to 'The Admiral' design and extended to the rear in 2023

- **Reception Hall** with stairs to first floor
- **Cloakroom/WC** fitted white suite
- Generous bay fronted **Home Office**
- **Sitting Room** overlooking the rear garden with a feature gas fire
- Beautiful open plan **Kitchen / Dining / Sitting Room** with fitted range of unit and appliances, feature skylight + bi-folding doors onto the rear patio / garden
- **Utility Room** storage, sink unit, boiler, space and plumbing for appliances
- **Bedroom 1** fitted wardrobes, Juliet balcony.
- **En-Suite Shower Room** modern white suite
- **Bedroom 2** fitted wardrobes
- **En-Suite Shower Room** modern white suite
- **Bedrooms 3 and 4** overlook the rear gardens
- **Family Bathroom** modern white suite, enclosed bath and shower attachment
- Blocked paved **Private Driveway**
- Sunny **West Facing Rear Garden** landscaped, paved patio, raised decking, Astro turf + shed
- Tucked away position within the popular Heathwood Park Development on the East side of Lindfield walking distance of the village Common, High Street and schooling



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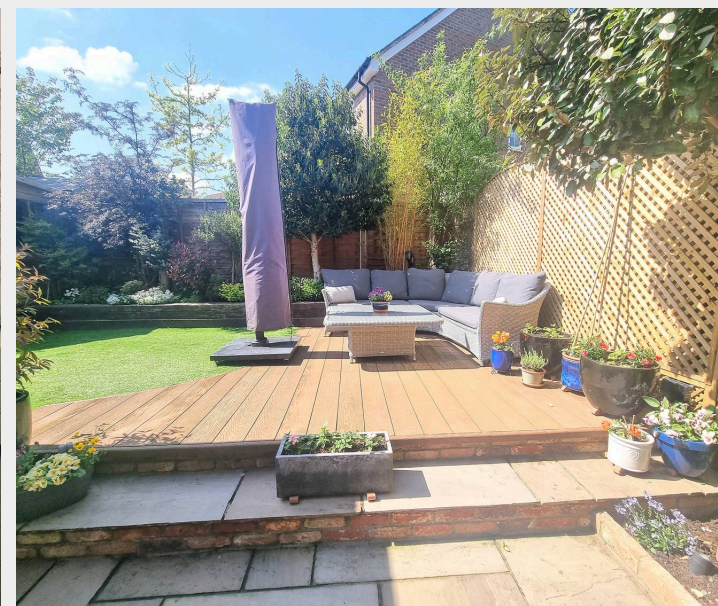
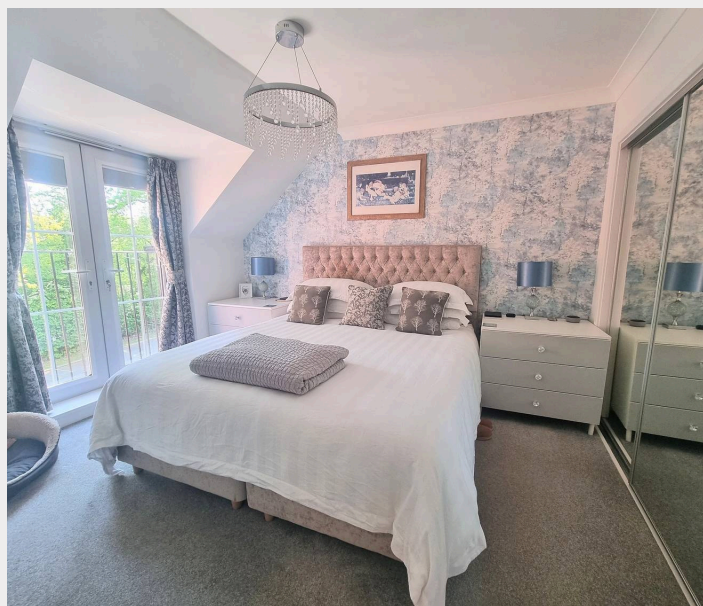
EPC Rating : C and Council Tax Band: E

LOCATION - Chilton Grove is situated in the early phase of this development on the village outskirts with the picturesque tree-lined High Street only 1 mile distant (20 mins walk) with a traditional range of shops, stores, pubs, 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 (0.9 miles - 20 mins walk), Blackthorns Primary School (1.9 miles), Oathall Community College Secondary School (1.8 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.8 miles).

STATION - Haywards Heath mainline railway station (1.7 miles - 23 mins walk). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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Approximate Gross Internal Area
1688 sq. ft / 156.84 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.

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