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23 Chestnuts Close, Lindfield, West Sussex, RH16 2AU

Guide Price £650,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A superb 2/3 Bedroom link-detached bungalow situated on a sunny North West plot in a tucked away location + AVAILABLE WITH NO CHAIN

- Updated throughout by the current owners to included new double glazed windows, boiler / central heating, shower room, kitchen, flooring + roof
- **Reception Hall** meter cupboard, light oak effect floor, pull down loft ladder
- **Attic / Hobby Room** gas boiler fitted carpet, rear velux window and eave storage
- **2 Double Bedrooms**
- **Shower Room** re-fitted with a modern white suite, low level WC, wash basin, double sized shower cubicle with seat space, Aqualisa shower unit and opaque side windows
- Wonderful open plan **Kitchen / Dining Room** fitted units at eye and base level, glazed display cupboards, integral appliances including electric induction hob, oven, dishwasher, fridge, freezer and washer/dryer. Rear windows and side door
- **Sitting Room** doors to garden, electric fire
- **Office / Bedroom 3** (former garage) double aspect, fitted shelving plus door to garden
- Gas fired central heating to radiators + uPVC double glazed windows
- 58' block paved **Private Driveway** for 3 vehicles (room to widen if required)
- Lanscaped **Front Garden** plus side gate
- Walking distance of village facilities and close to bus stop



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EPC Rating: C and Council Tax Band: E

- 50' x 42' **North West Facing Rear Garden** patio for table / chairs, shaped lawn, shed, summerhouse, fencing, power, lighting and water tap

LOCATION

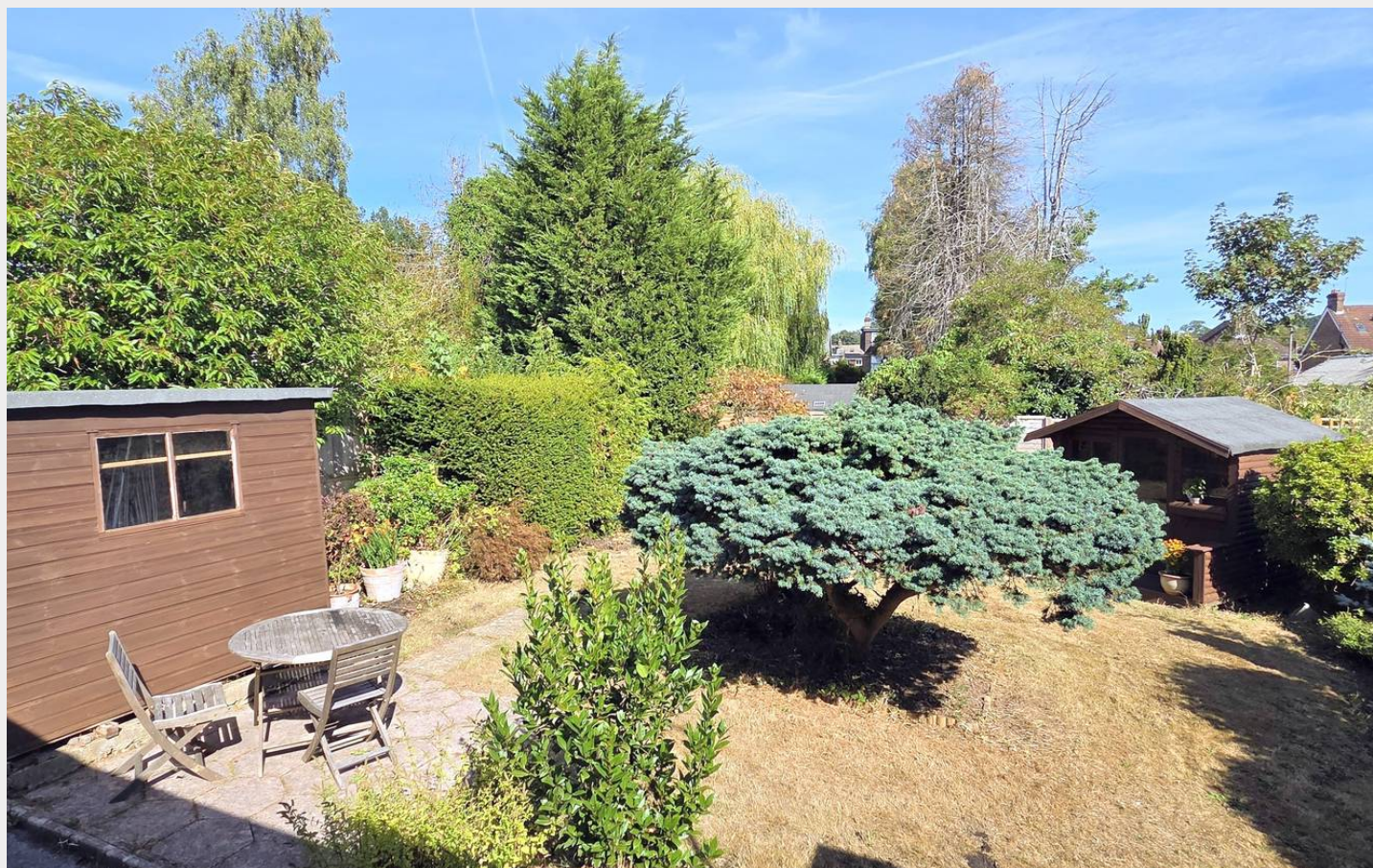
This property is situated within a tucked away no through road and is a prime village address with playing fields nearby and just a short walk to a local pub, shops, stores, boutiques, Churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including 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 M25.

SCHOOLS - Lindfield Primary School (0.5 miles) Blackthorns Primary School (0.5 miles) Oathall Community College Secondary School (0.4 miles). The local area is well served by several independent schools Great Walstead (1.9 miles) and Ardingly College (2.4 miles).

STATION - Haywards Heath mainline railway station (0.9 miles). 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
1,100 sq. ft / 102.16 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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