



**MANSELL
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9 Yarrow Gate, Lindfield, West Sussex, RH16 2GB

Guide Price £600,000 – £615,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A spacious and well presented 4 Bedroom semi-detached modern village home overlooking an area of green with 3 Receptions, 2 Bath/Showers built by David Wilson Homes in 2018 to 'The Ashtree' design.

- **Reception Hall** stairs to first floor
- **Cloakroom/WC** modern white suite
- Double aspect **Lounge** doors onto the garden
- Modern **Kitchen / Breakfast Room** fitted range of units and appliances with doors to garden
- Separate bay fronted **Dining Room** (optional Home Office / Family Room / Bedroom 5)
- **First Floor** landing, airing cupboard + loft hatch
- **4 Bedrooms**
- **Principle Bedroom** + modern white **En-Suite Shower Room**
- Separate **Family Bathroom** modern white suite
- Gas fired central heating to radiators
- Double glazed windows
- **Parking space** (No. 171)
- **Driveway** and 20'8 x 10'4 **Single Garage**
- NHBC cover until 2028
- An improved **South facing Rear Garden** (48' max long x 25' max wide)
- **Heathwood Park Management Company** - Hobdens Property Management Limited
41a Beach Road, Littlehampton, West Sussex, BN17 5JA. Email: info@hobdensmanage.co.uk
Tel: 01903 724040
- **Estate Charge:** circa £225.00 per half year



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EPC Rating: B and Council Tax Band: F

LOCATION

Yarrow Gate is situated off Langmore Lane within the popular Heathwood Park Development with the picturesque High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups / 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 / M25.

SCHOOLS

Lindfield Primary (1.5 miles), Blackthorns Primary (2.2 miles), Oathall Community College Secondary (2.1 miles) + Warden Park Secondary (3.1 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) + Ardingly College (4.1 miles).

STATION

Haywards Heath mainline railway station (2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THE ASHTREE

FOUR BEDROOM HOME



Ground Floor

Kitchen/Breakfast	3644 x 3595 mm	12'0" x 11'8"
Lounge	3457 x 6552 mm	11'3" x 21'5"
Dining	2795 x 2523 mm	9'2" x 8'3"
Cloakroom	1186 x 1790 mm	3'9" x 5'9"



First Floor

Bedroom 1	3078 x 4170 mm	10'1" x 13'7"
En suite	1400 x 2281 mm	4'6" x 7'5"
Bedroom 2	3506 x 3711 mm	11'5" x 12'2"
Bedroom 3	3546 x 4473 mm	11'6" x 14'7"
Bedroom 4	2473 x 2740 mm	8'1" x 9'0"
Bathroom	2281 x 1687 mm	7'5" x 5'5"

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

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