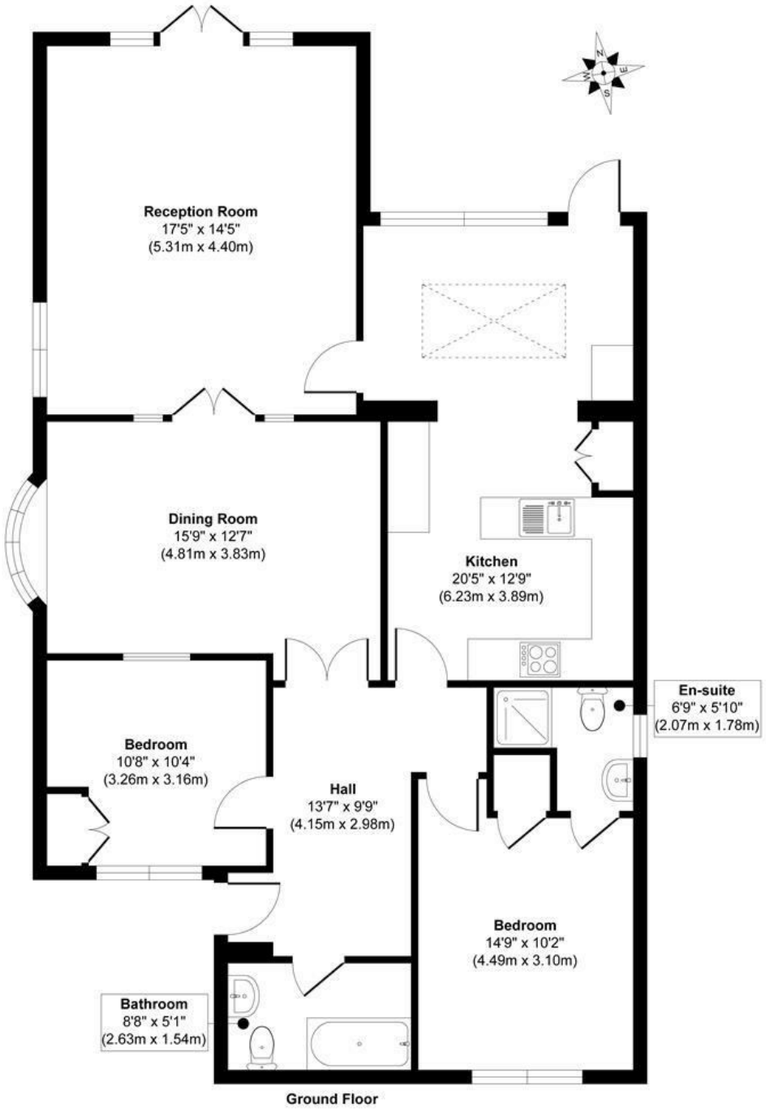
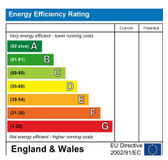
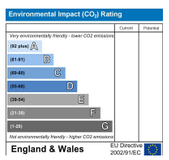


Approx. Gross Internal Floor Area 1153 sq. ft / 107.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

28 Chestnuts Close, Lindfield, Haywards Heath, RH16 2AU

Offers Over £675,000 Freehold

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28 Chestnuts Close, Lindfield, Haywards Heath, RH16 2AU

5 Things We Love...

The location – tucked away in a peaceful private close, yet just a short stroll from Lindfield's award-winning High Street, village pond and common.

The bright, extended kitchen/breakfast room – a wonderfully sociable space flooded with natural light from the roof lantern and perfectly suited to modern family life.

The south-facing garden – beautifully established, private and sunny throughout the day, providing the perfect setting for relaxing and entertaining.

The future flexibility – generous loft space with exciting conversion potential (subject to the necessary consents), as demonstrated by neighbouring homes.

The convenience – chain free and within walking distance of Haywards Heath's mainline station, offering excellent links to London, Gatwick and the South Coast.

Guide Price £675,000 - £700,000

Stylish, Extended & Chain Free Living in One of Sussex's Most Desirable Villages

Tucked away in a highly regarded private close, this beautifully modernised detached bungalow offers spacious, light-filled accommodation, a glorious garden and the rare advantage of being offered to the market chain free. Lovingly enhanced and extended by the current owners, the property blends contemporary comfort with the ease of single-storey living, all within a short walk of Lindfield's picturesque High Street. Recently celebrated in national press as one of the best places to live in the UK, Lindfield continues to be one of the South East's most sought-after villages, combining a thriving community atmosphere with excellent connectivity.

The Home...

A welcoming central hallway provides access to the accommodation, which extends to over 1,150 sq ft and has been thoughtfully arranged to maximise both space and natural light. At the heart of the home is the impressive kitchen/breakfast room, a bright and sociable space featuring extensive cabinetry, generous worktop space and a large roof lantern that floods the room with daylight. There is ample room for everyday dining, with views across the garden creating a wonderful backdrop.

The elegant dining room sits adjacent and provides an excellent setting for entertaining, whilst the generous reception room is a particularly attractive space, enjoying direct access to the garden through glazed doors. Large windows ensure the room remains bright throughout the day, creating a relaxing environment in which to unwind.

There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and en-suite shower room while the second bedroom enjoys the added convenience of fitted storage. A modern family bathroom serves the remainder of the accommodation and has been stylishly updated to complement the rest of the home.

The property is double glazed, gas centrally heated and offers the practical advantages expected of modern living, making it ready for immediate occupation.

Step Outside...

The rear garden is a standout feature and provides a wonderfully private setting in which to enjoy the warmer months. Mature planting, established borders and a generous lawn create colour and interest throughout the seasons, while the paved terrace offers the perfect space for outdoor dining, entertaining or simply relaxing in the sunshine. To the front, there is ample private parking and an attractive approach that complements the bungalow's appealing character.

For commuters, Haywards Heath mainline station is within walking distance and provides fast and regular services to London Victoria, London Bridge, Gatwick Airport and the South Coast. The A23/M23 is also easily accessible, connecting with the wider motorway network. The surrounding countryside offers miles of scenic walking routes, open green spaces and recreational opportunities, whilst the area is well served by highly regarded state and independent schools.

Future Potential...

Whilst the bungalow already offers generous and well-balanced accommodation following the improvements and extension undertaken by the current owners, there remains exciting future potential for those looking to create additional living space. The substantial loft area presents an opportunity for conversion into further bedrooms, a principal suite, home office or hobby space, subject to the necessary planning permissions and building regulations. Several neighbouring properties within the close and surrounding area have successfully incorporated loft conversions and first-floor accommodation, demonstrating the potential that exists within the roof space.

The Location...

Chestnuts Close is a quiet private road just off West Common Drive, ideally positioned for enjoying everything that makes Lindfield such a special place to live. The historic High Street, centred around the iconic village pond and common, is within easy walking distance and offers an excellent selection of independent boutiques, cafés, restaurants, pubs and everyday amenities. Whether it's a morning coffee, lunch with friends or an evening meal, Lindfield's vibrant village centre has something for every occasion. The village has recently received national recognition as one of the best places to live, praised for its strong community spirit, attractive surroundings and outstanding quality of life.

Any future alterations would naturally be subject to the relevant consents, but buyers can take confidence from the precedent set by nearby homes, allowing them to consider the property not only for its excellent accommodation today, but also for its flexibility in the years ahead.

The Finer Details...

Address: 28 Chestnuts Close, Lindfield, Haywards Heath, West Sussex RH16 2AU
Title Number: SX17626
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Private Road: Chestnuts Close is a private road. Buyers are advised to make their own enquiries regarding any contribution towards maintenance and upkeep.
Services: Mains electricity, gas, water and drainage connected.
Heating: Gas-fired central heating
Windows: Double glazed throughout
Broadband: Ultrafast broadband available with download speeds of up to 1,000 Mbps (subject to provider and contract)
Mobile Coverage: Buyers should verify coverage with their chosen network provider.
Parking: Private driveway parking
EPC Rating: TBC
Chain Status: Offered for sale with no onward chain

Please Note: We believe the above information to be correct but cannot guarantee its accuracy. Prospective purchasers should satisfy themselves regarding all aspects of the property prior to exchange of contracts.