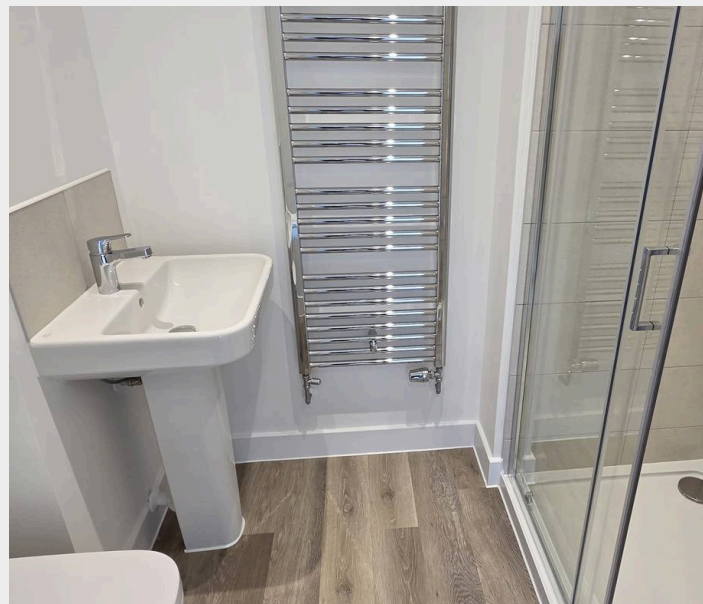




**MANSELL
McTAGGART**
— Trusted since 1947 —

Home 34 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

Guide Price £549,995 Freehold



Home 34 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

**WALSTEAD PARK, LINDFIELD – A SUPERB
BRAND NEW DEVELOPMENT OF 3, 4 and 5
BEDROOM HOMES BUILT BY BOVIS HOMES**

**FEATURE HOME 34 – ‘THE SPRY’ DESIGN IS A
FANTASTIC 3 BEDROOM, 2 BATH/SHOWER ROOM
DETACHED HOUSE + DRIVEWAY PARKING + WEST
FACING REAR GARDEN**

- **READY TO MOVE INTO NOW** – Upgrades included and **Stamp Duty Paid!!**
- The property is on the Eastern outskirts of highly sought after and vibrant Lindfield village
- Located within a few minutes drive of Haywards Heath + 20 minutes drive from Brighton + Gatwick airport
- **Reception Hall** storage cupboard
- Ground floor **Cloakroom/WC**
- Stunning open plan front to back **Kitchen / Sitting / Dining Room** fitted with a range of units and integral appliances + sliding doors to garden
- Generous **First Floor** landing + loft hatch
- **Principle Bedroom** + Juliet balcony
- **En-Suite Shower Room** modern white suite
- **2 Further Bedrooms**
- Separate **Family Bathroom** modern white suite

Home 34 – Walstead Park, Scaynes Hill Road, Lindfield, RH16 2QG

EPC Rating and Council Tax Band: TBC

LOCATION – This modern development is situated on the Scaynes Hill Road in the Walstead area of Lindfield, approx two thirds of a mile South East of the picturesque High Street with its traditional range of shops, boutiques, restaurants and churches. There is also a village common which holds several events throughout the year. Open countryside is close by along with Lindfield Golf Course.

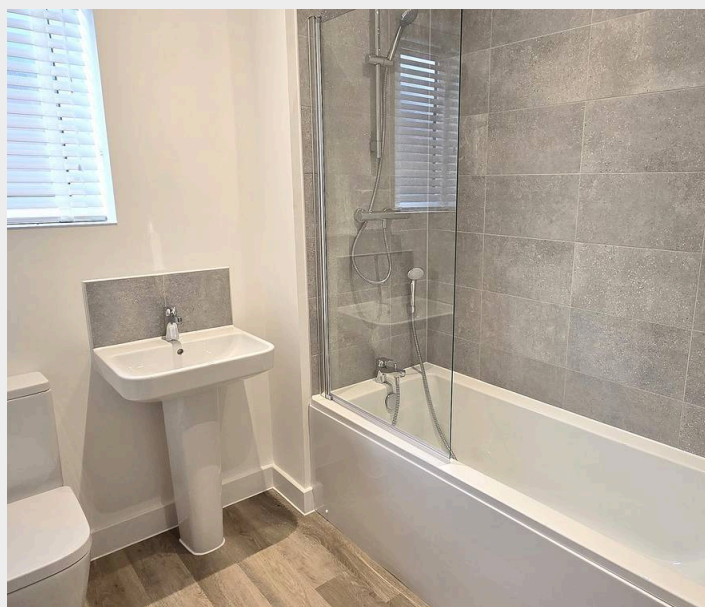
BY BUS – A regular bus service runs along the road linking with the village.

SCHOOLS – The village has two excellent primary schools and is the home of Oathall Community College (secondary school) with its own farm. Independent schools are within easy reach and the property is within a mile of Great Walstead Preparatory School.

STATION – Haywards Heath mainline railway station is approx 2 miles distant providing fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

BY ROAD – Access to the major surrounding areas can be gained via the A272, the B2028 and the A/M23, the latter lying approx 7 miles to the west at Bolney or Warninglid.

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The Spry

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	5.10 x 2.50	16' 8" x 8' 2"
Sitting / dining area	7.06 x 5.19	23' 2" x 17' 1"

First floor	metres	feet / inches
Bedroom 1	5.20 x 3.95	17' 1" x 13' 0"
Bedroom 2	4.70 x 2.76	15' 5" x 9' 1"
Bedroom 3	3.36 x 2.30	11' 0" x 7' 7"

The Spry | H2V/T2 Lindfield |
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffz	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space		measuring points

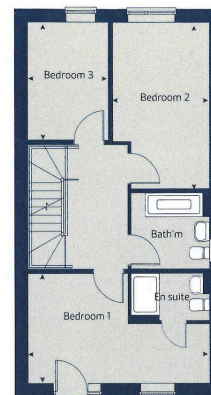
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

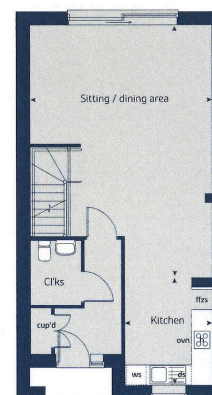
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 Lindfield 0506770 / 03 24



First floor



Ground floor



Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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