





17 Chilton Grove, Lindfield, West Sussex, RH16 2BE

PLEASE WATCH VIEWING VIDEO

A modern 4 Bedroom, 3 Bath/Shower Room semi-detached home built by Croudace Homes in 2014 to 'The Admiral' design.

- **Reception Hall** with stairs to first floor
- **Cloakroom/WC** fitted white suite
- **Kitchen / Breakfast Room** fitted with an extensive range of white units at eye and base level, integrated dishwasher, new induction hob, oven below, fridge, freezer plus cupboard housing Logic Heat 18' gas boiler
- Open plan **Sitting / Dining Room** understairs storage cupboard, space for table and chairs with double doors onto the rear garden.
- **Principle Bedroom** fitted mirror fronted wardrobes and Juliet balcony.
- **En-Suite Shower Room** modern white suite.
- **Bedroom 2** fitted wardrobes
- **En-Suite Shower Room** modern white suite
- **Bedroom 3** double room, space for wardrobes
- **Bedroom 4** currently set up as Study
- **Family Bathroom** modern white suite, bath, shower attachment and screen
- Gas central heating and double glazing
- **Private Driveway** plus **Storage** space (front of old garage)
- **West Facing Rear Garden** (38' max x 34' max) blocked paved patio, shaped lawn, upper patio, side access and door into **Home Office** power, lighting and central heating (potential to knock through to the main house)



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EPC Rating : C and Council Tax Band E

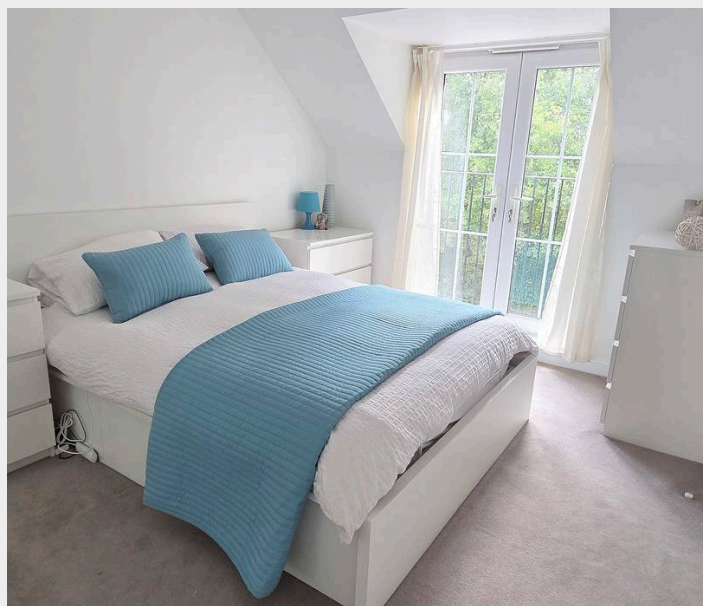
LOCATION - Chilton Grove is situated in the early phase of this development on the village outskirts with the picturesque tree-lined High Street only 1 mile distant (20 mins walk) with a traditional range of shops, stores, pubs, boutiques, churches, pond, common and historical properties. Lindfield has 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.

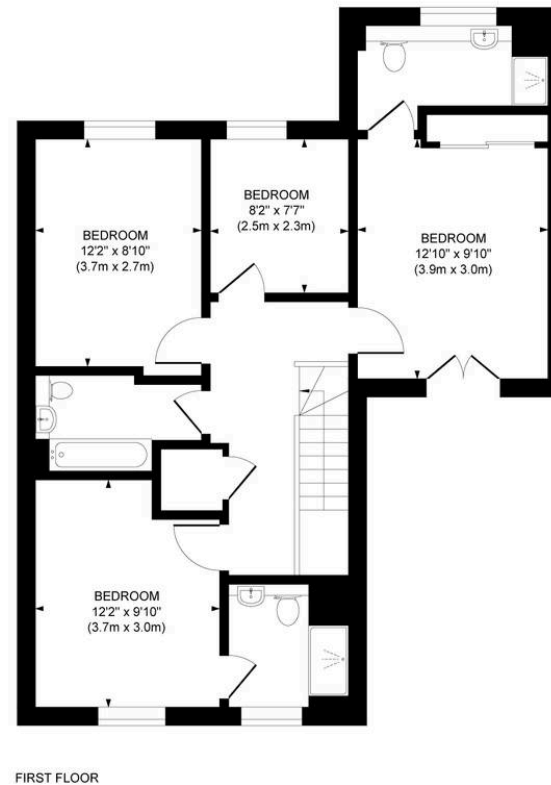
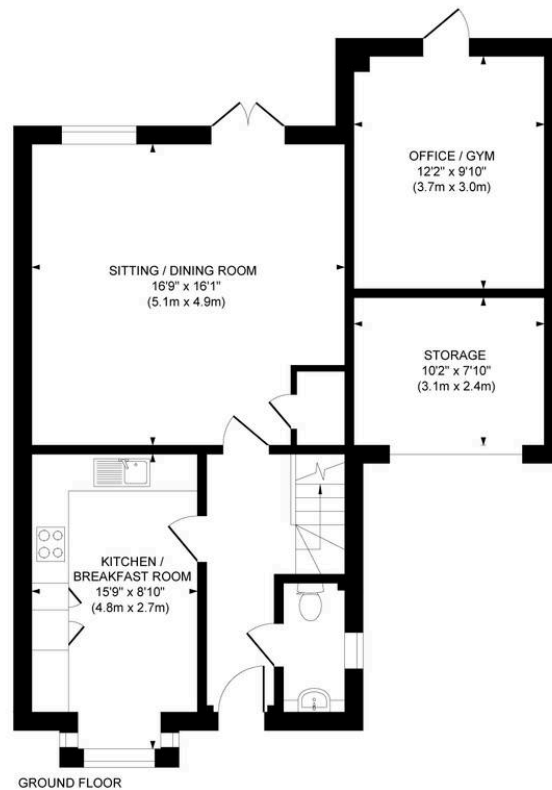
SCHOOLS - Lindfield Primary School (0.9 miles - 20mins walk), Blackthorns Primary School (1.9 miles), Oathall Community College Secondary School (1.8 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.8 miles).

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
 Main House 1330 sq. ft / 123.63 sq. m
 Garage 80 sq. ft / 7.44 sq. m
 Total 1410 sq. ft / 131.07 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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