



**MANSELL
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1 The Brambles, 44 Backwoods Lane, Lindfield, RH16 2EN

Guide Price £875,000 Freehold



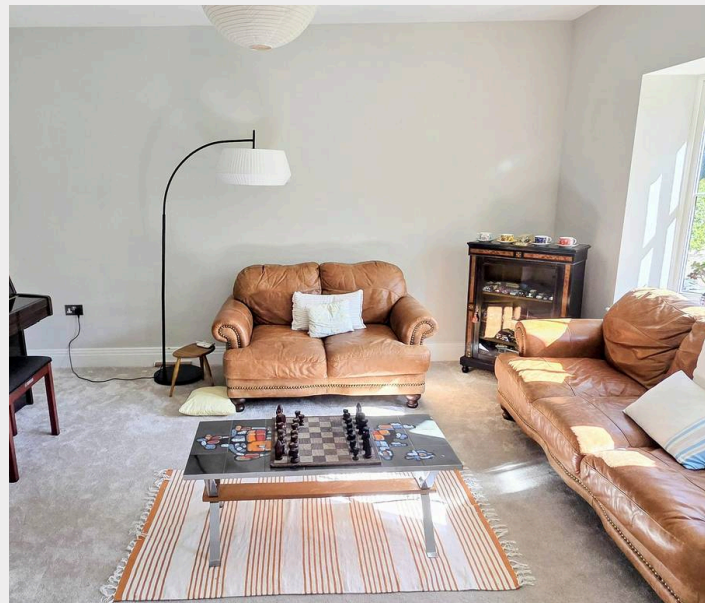
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PLEASE WATCH VIEWING VIDEO

A beautiful 4 Bedroom, 2 Reception, 2 Bath/Shower Room modern semi-detached home built to a high specification by Concept Developments in 2019.

The property offers the perfect mix of luxurious boutique style living, coupled with this sought-after location in the idyllic village of Lindfield. 1,635 sq ft property is only a few minutes walk from the tree-lined High Street. Enjoy the walks through the Scrase Valley Nature Reserve

- Reception Hall stairs to first floor
- Cloakroom/WC modern white suite
- Separate bay fronted Living Room
- Stunning open plan Kitchen / Dining / Family Room quality range of units, integrated appliances + folding doors to garden
- First Floor generous landing + excellent Laundry / Utility cupboard
- Principle Bedroom + En-Suite Shower Room fitted with a modern suite
- 3 further Bedrooms
- Family Bath / Shower Room fitted with a modern white suite
- Block paved Private Driveway for 3 vehicles + attached Garage (electric up and over door)
- 100' West Facing Rear Garden with paved patio adjoining the house + steps up to shaped lawn



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EPC Rating: B and Council Tax Band: F

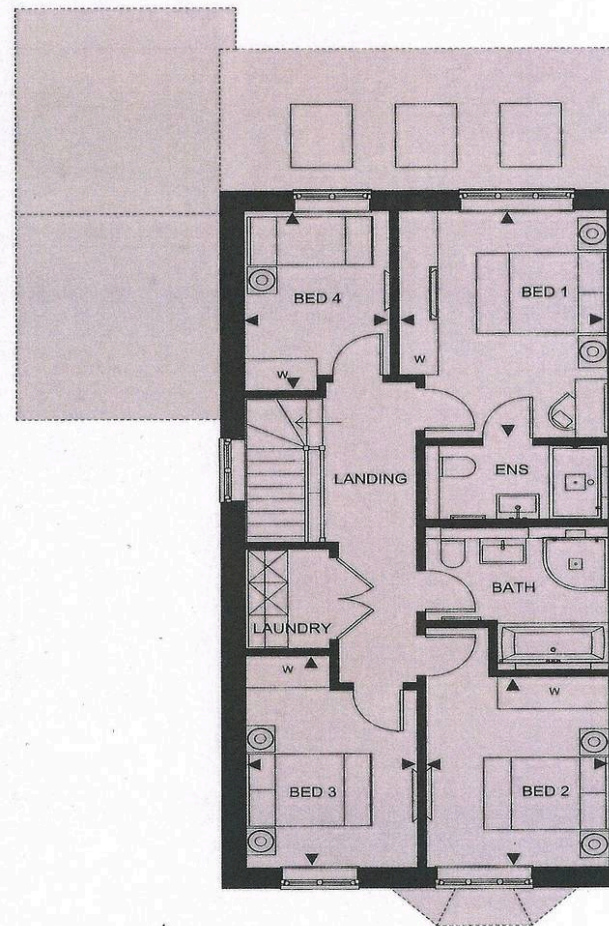
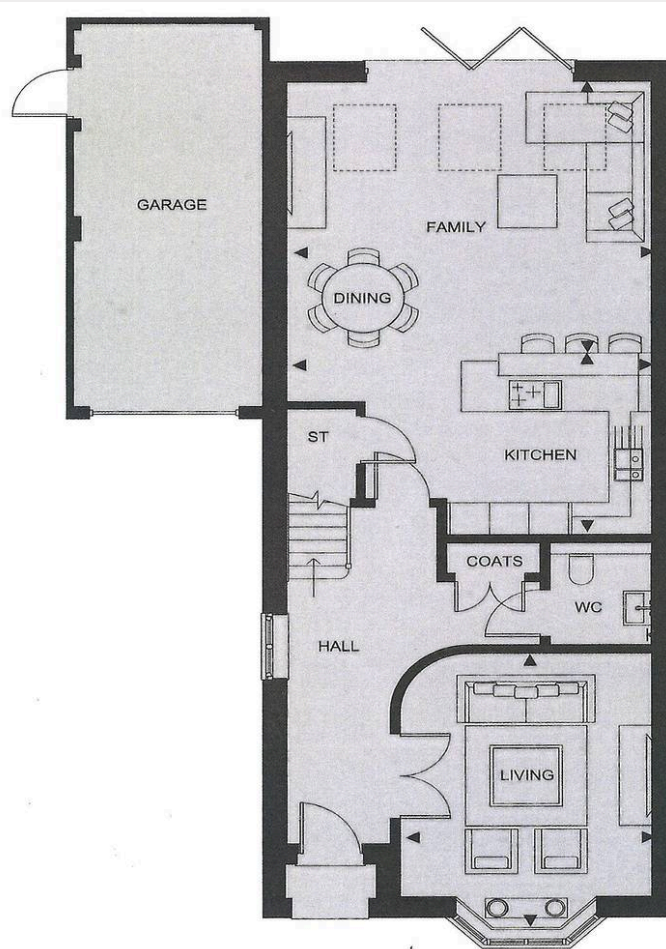
LOCATION - The property is situated in this desirable residential part of the village just to the South of the High Street, Pond and Common. The property is also ideally placed within a short walk of Lindfield's two highly regarded primary schools and Oathall Community College (secondary school). Lindfield is surrounded by some of the county's most beautiful countryside, interspersed with footpaths and bridleways linking neighbouring districts. The village has numerous sports clubs / leisure groups. Haywards Heath has an extensive shopping centre, restaurants, cafes and bars plus a Sixth Form College and Leisure Centre.

STATION - Haywards Heath station offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) / Brighton (20 mins).

SCHOOLS - The local area is also well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College and Burgess Hill School for Girls.

BY ROAD - Access to the major surrounding areas can be gained via the B2028, the A272 and the A/M23, the latter lying approximately 6 miles to the West at Bolney or Warminglid or 8 miles to the North at Maidenbower (Junction 10a).





KITCHEN: 5.55m x 3.30m (max) **FAMILY / DINING:** 5.55m x 4.87m **LIVING ROOM:** 4.93m x 3.83m (into bay)
BEDROOM 1: 4.26m x 3.19m **BEDROOM 2:** 3.57m x 2.80m **BEDROOM 3:** 3.97m x 2.62m **BEDROOM 4:** 3.36m x 2.23m

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