





## Wychwood, 1 Chestnuts Close, Lindfield, West Sussex, RH16 2AU

Guide Price £650,000 - £675,000

What we like...

- \* Detached bungalow in a private close within sought-after village of Lindfield.
- \* Lovely location under 10 mins to central Lindfield and 20 mins walk to Haywards Heath Station.
- \* 0.18 acre south facing plot.
- \* Huge scope to extend, enlarge and redevelop STPP.
- \* No chain means swift move is possible.

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### The Bungalow...

If you're looking for a detached bungalow in one of the South East's most desirable villages, then look no further than this fabulous opportunity in the private Chestnuts Close, Lindfield.

The bungalow offers so much potential and scope, sits on a delightful 1/5 acre plot with fabulous south facing garden and is within easy reach of the gorgeous Lindfield High Street and Haywards Heath's mainline station.

As it stands, the bungalow provides well-proportioned accommodation that is arranged around a central hallway. The sitting room and dining room both have doors that open out on to the garden, whilst the kitchen is positioned at the front and opens on to a side utility area.

The main bedroom is a great size double, with bay window and extensive fitted wardrobe. The second bedroom is also a double with its own cloakroom and overlooks the garden.

The shower room has been upgraded and is modern. The bungalow is also fully double glazed and has gas fired central heating. For those who like to stream or work from home, you have an Ultrafast 1,000 mbps download available.

Being offered for sale chain free means a swift move is possible.

### Step Outside...

Outside the bungalow really comes in to its own. The garden is due-south facing meaning it is bathed in sunshine throughout the day. The decked and paved terrace are the perfect spot for al-fresco dining and the awning provides shade on the sunnier days.

There is plenty of pretty and established planting, a large expanse of lawn and hedged borders.

At the bottom of the garden is a driveway and detached garage.



### Scope/Potential...

There is, in our opinion, immense scope and potential to substantially extend and alter the bungalow including extending to the side, rear and into the large loft space. Any work is of course subject to planning permission.

Chestnuts Close is a private close just off West Common Drive in Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it's less than a ten minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of ale or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works, The Black Duck and Slake are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking you have endless walks on your doorstep and can easily walk out to Ardingly Reservoir via the rear gate.

Haywards Heath's mainline station is easily accessible (20 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

### The Finer Details...

Title Number: SX17626

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

