



**The Chestnuts**  
Lindfield, West Sussex, RH16 2AS



**Mark Revill & Co**

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Guide Price £850,000 - Freehold

A lovely 5 bedroom detached house having been subject to extension and refurbishment in recent years, now providing spacious accommodation including a 21ft sitting room, dining room, family room, refitted kitchen/breakfast room and large conservatory on the ground floor. The property further benefits from a refitted en-suite shower room to the master bedroom, modern refitted family bathroom, double glazing throughout and gas fired central heating. The property sits on a 'corner plot' enjoying a large rear garden with space to either side of the property. A block paved driveway to the front provides ample parking.

Located in a this most sought after quiet, tucked-away cul-de-sac approached by Summerhill Drive, a private road lying adjacent to West Common within walking distance of Lindfield's historic High Street with it's traditional shops, inns, parish church and medical centre. There are several good schools in the locality catering for all age groups. Haywards Heath mainline railway station is less than 1 mile distant providing a fast and frequent commuter service to London and nearby Gatwick Airport.



**Pitched Covered Entrance Canopy** Outside light point. Panelled replacement front door to:

**Entrance Hall** Radiator. Turned staircase to first floor. Door to:

**Cloakroom** White suite comprising low level wc and wall mounted wash hand basin with mixer tap. Double glazed window.

**Sitting Room** 21'4" x 15'10" narrowing to 12'11" (6.50m x 4.83m) Feature open fireplace with stone hearth and surround. 2 radiators. 2 wall light points. Engineered oak flooring. Double glazed windows. Door to family room. Glazed panelled double doors to:

**Dining Room** 11'9" maximum x 11'4" (3.58m x 3.45m) Radiator. Engineered oak flooring. Doors to utility room and kitchen. Double glazed casement doors to:

**Conservatory** 21'4" maximum x 12'7" (6.50m x 3.84m) Electric panel heaters and underfloor heating. Tiled flooring. Hardwood framed double windows and casement doors to rear garden.

**Family Room** 14'9" x 9'8" (4.50m x 2.95m) Radiator. Telephone point. Double glazed windows.

**Kitchen/Breakfast Room** 21'4" x 6'9" (6.50m x 2.06m) Fitted in modern light grey Shaker-style units with granite work surfaces comprising inset one and a half bowl sink unit with mixer tap and range of drawers and cupboards below. Plumbing for washing machine and dishwasher. Rangemaster gas cooker with electric double oven below and extractor canopy above. Tall roll-out larder cupboard. Further work surfaces with drawers and cupboards under. Wine rack. Space for upright fridge/freezer. Fitted wall cupboards. Tiled floor. Glazed door to terrace.

**Utility Room** 9'6" x 5'0" (2.90m x 1.52m) Fitted work surface with cupboards and space for appliances under. Tall storage cupboard. Space for further appliances. Radiator. Double glazed window and door to rear garden.

### First Floor

**Long Landing** Double glazed window. Door to:

**Bedroom 1** 17'2" x 9'10" (5.23m x 3.00m) Fitted wardrobe cupboards to one wall. Built in double cupboard with cupboards above. Radiator. Double glazed windows. Door to:

**En-Suite Shower Room** White suite comprising walk-in shower enclosure with fitted 'Aqualisa' shower unit and glass screens. Fitted wash hand basin with cupboards below. Low level wc. Part tiled walls and tiled floor. Ladder towel warmer. Built in storage cupboard. Shaver point. Double glazed replacement window.

**Bedroom 2** 13'0" x 9'11" (3.96m x 3.02m) 2 radiators. Double glazed windows.

**Bedroom 3** 10'10" x 9'10" (3.30m x 3.00m) 2 radiators. Double glazed windows.

**Bedroom 4** 11'5" x 6'11" (3.48m x 2.11m) Double aspect. Fitted storage cupboard. Radiator. Double glazed windows.

**Bedroom 5/Study** 6'11" x 6'10" (2.11m x 2.08m) Radiator. Double glazed window. Hatch with pull down folding timber ladder to:

**Attic Room** 14'5" x 8'6" (4.39m x 2.59m) Built in eaves storage cupboard. Velux window. Door to further roof space.

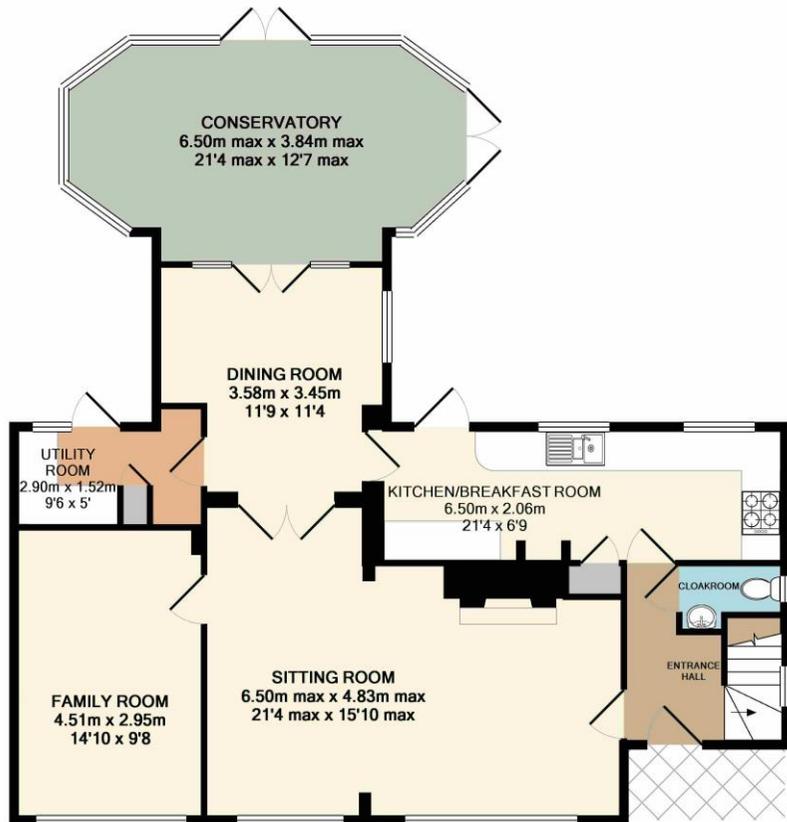
**Family Bathroom** White suite comprising panelled bath with fitted 'Aqualisa' shower unit in fully tiled surround and glass screen. Fitted wash hand basin with drawers below. Low level wc. Ladder towel warmer. Part tiled walls and tiled floor. Double glazed replacement window. Built in storage cupboard.

### Outside

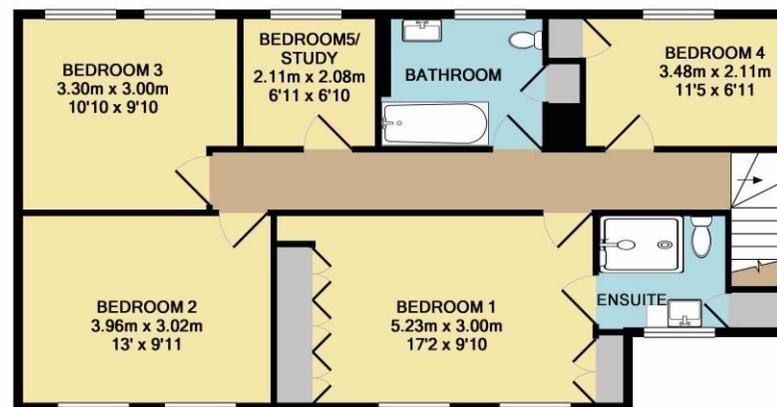
**Front Garden** Block paved driveway providing ample parking area. Hedging to either side. Gate and side access to:

**Good Size Rear Garden** Landscaped large paved terrace adjacent to the rear of the property. Large area of lawn to the sides and rear of the property extending to 80ft. Bordered by mature hedging and timber fencing. Paved area to the side of the property with metal storage sheds. Flower and shrub beds. Outside water tap and light points.



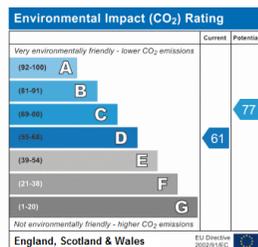
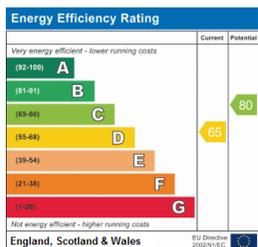


GROUND FLOOR  
APPROX. FLOOR  
AREA 95.6 SQ.M.  
(1029 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 69.0 SQ.M.  
(743 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 164.6 SQ.M. (1772 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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