



**Chaloner Road**  
**Lindfield, West Sussex, RH16 2**



**Mark Revill & Co**

## Chaloner Road

Lindfield, RH16 2

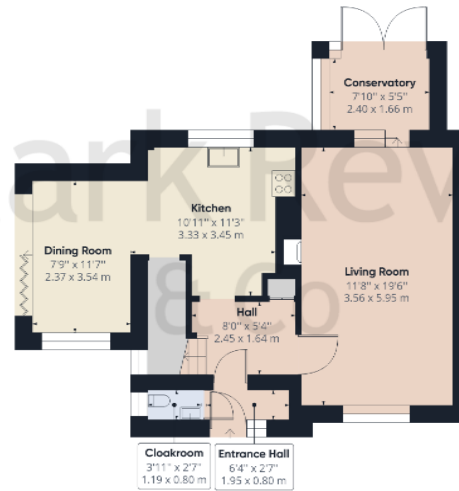
**Guide Price £475,000 - Freehold**

A well presented 4 bedroom end of terrace house having been improved and reconfigured by the current owners with accommodation comprising a 19ft living room, modern kitchen opening into a dining room with feature bi-folding doors to an outside terrace, a conservatory, cloakroom and family bathroom with separate shower. The property further benefits from double glazing throughout and gas fired central heating. Outside there is a driveway to the front of the property providing off road parking for one vehicle, a landscaped paved terrace to the side, providing an ideal space for al-fresco dining, and a lawned garden to the rear of the property.

Situated with a central green to the front, the property is set behind the village High Street with access via a footpath to the local shops and amenities including butcher, greengrocer, baker, supermarket, modern medical centre and a number of cafes and restaurants. Haywards Heath town is a short distance away and provides a comprehensive range of shops, bars and restaurants, leisure centre and mainline train station with fast links to London and the South Coast. A bus stop in the village High Street provides a regular service into Haywards Heath and further afield.



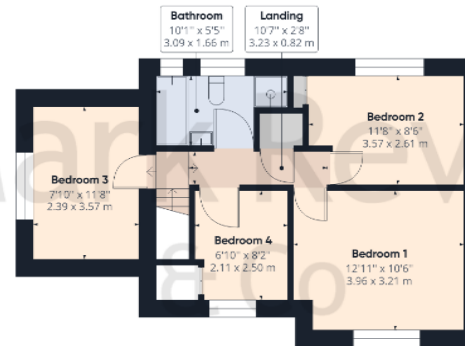




Ground Floor

Approximate total area<sup>(1)</sup>

1067.05 ft<sup>2</sup>  
99.13 m<sup>2</sup>



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 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.

42 High Street  
Lindfield  
West Sussex, RH16 2HL  
01444 484564  
lindfield@markrevill.com

