



15 Nettle Grove, Lindfield, West Sussex, RH16 2DZ

Mansell McTaggart Lindfield



Price £445,000 Freehold



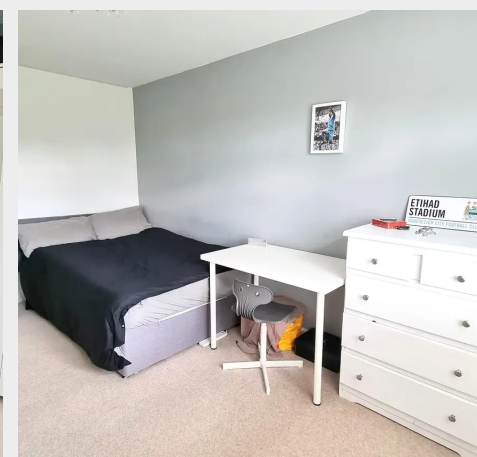
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* PLEASE WATCH VIEWING VIDEO *

A modern and well presented 3 bedroom, 2 bath/shower room semi-detached family home built in 2014-15 by David Wilson Homes within the popular Heathwood Park development. The owner has been in occupation since new and the home is tucked away with a lovely outlook opposite an area of open Green.

The accommodation comprises: **Entrance Hall** stairs to first floor. Spacious ground floor **Cloakroom/WC** fitted with a white suite (space and plumbing when built for a wet room, if required). **Kitchen / Breakfast Room** fitted with a modern range of units at eye and base level, sink with mixer tap, dishwasher, washer/dryer, integrated fridge/freezer, gas hob and electric oven, drawers and cupboard with 'Logic' gas fired boiler, downlighters and front window. **Sitting / Dining Room** bright and airy room, storage cupboard, space for family sofas plus dining table and chairs, rear window and double doors to garden.

First Floor landing with double width airing cupboard housing hot water cylinder and shelving. **Bedroom 1** double bedroom, window to rear, door into **En-Suite Shower Room** white suite, tiled shower cubicle, low level WC and wash basin. **Bedroom 2** double bedroom, double glazed window overlooking the front Green. **Bedroom 3** spacious third bedroom with hanging space and rear window. **Family Bathroom** white suite, enclosed bath, mixer tap and shower attachment, low level WC, wash basin and opaque front window.



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EPC Rating: B and Council Tax Band: E

OUTSIDE an area of **Front Garden** path to front door. **Rear Garden** an improved and landscaped 35' x 19' sunny **South Facing** garden, paved patio, pathway, Astro turf, shed plus steps and rear gate to the **2 Allocated Parking Spaces** directly behind. **Benefits** include gas fired central heating, double glazed windows and solar panels.

Heathwood Park Management Company Hobdens Property Management Limited. 41a Beach Road, Littlehampton, West Sussex, BN17 5JA. **Email:** info@hobdensmanage.co.uk **Tel:** 01903 724040. **Estate Charge:** approx £700 per year.

LOCATION This property in Nettle Grove is situated in the tucked away position overlooking an area of green. The picturesque High Street is 1.5 miles distant with a traditional range of shops, stores, churches, pond and common. 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 (1.2 miles), 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 (1.5 miles) and Ardingly College (3.8 miles).

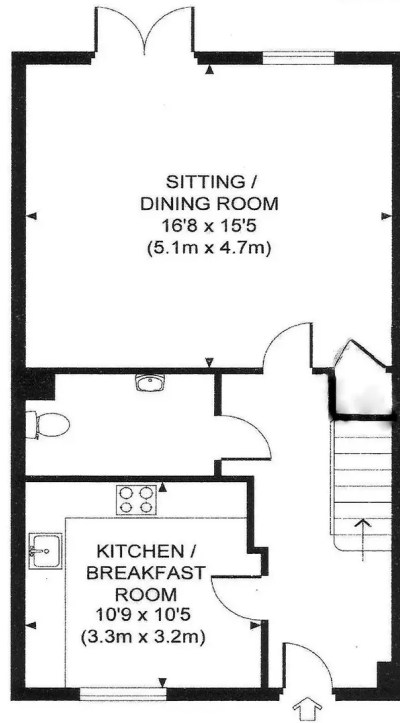
STATION Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



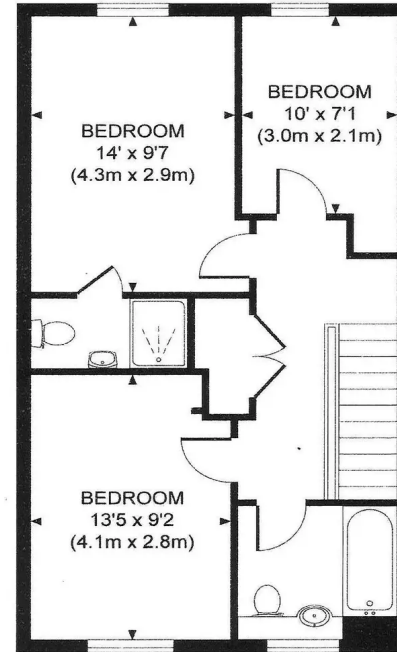
FLOORPLAN IS HANDED



Approximate Gross Internal Area
1045 sq ft / 97.0 sq m



GROUND FLOOR



FIRST FLOOR

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 any decisions reliant upon them.

Mansell McTaggart Estate Agents

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